



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
214 N. Hogan St., Suite 300
Jacksonville, FL 32202
(904) 630-CITY
Jacksonville.gov

November 21, 2024

The Honorable Randy White
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2024-832**

Dear Honorable Council President White, Honorable Council Member and LUZ Chairperson Carrico and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

Planning Commission Commentary: There was one speaker in opposition whose concerns were loitering in the parking lot and trash not picked up. The Commissioners explained the issues were a JSO concern and requested the owner to be conscientious of the neighbors.

Planning Commission Vote: **5-0**

Mark McGowan, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mon'e Holder, Secretary	Absent
Lamonte Carter	Aye
Amy Fu	Absent
Charles Garrison	Aye
Julius Harden	Absent

Ali Marar	Absent
Jack Meeks	Absent
Lara Diettrich (alternate)	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT TO
APPLICATION FOR REZONING ORDINANCE 2024-0832

NOVEMBER 21, 2024

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2024-0832**.

Location: 3625 Townsend Boulevard

Real Estate Number: 111493-1000

Current Zoning District: Residential Medium Density- D (RMD-D)

Proposed Zoning District: Commercial Neighborhood (CN)

Current Land Use Category: Medium Density Residential (MDR)

Planning District: District 2 – Greater Arlington and Beaches

Council District: District 1

Applicant/Agent: Abdo Yazigi
Stop N Shop
3625 Townsend Boulevard
Jacksonville, FL 32277

Owner: Abdo Yazigi
Stop N Shop
3625 Townsend Boulevard
Jacksonville, FL 32277

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2024-0832** seeks to rezone approximately 1.39± acres of land from Residential Medium Density- D (RMD-D) to Commercial Neighborhood (CN) to bring a legally non-conforming property into compliance with the current zoning code. Additionally, the site is seeking to permit signage allowed within commercial zoning districts per Sec.656.1303(c)(2) for the CN zoning district.

The subject property was originally developed in 1980 with a neighborhood commercial shopping center, approximately 4,200 square feet, which is currently operating with multiple tenant spaces

including Stop N Shop Convenience Store. The parcel is located at the corner of Ft. Caroline Road and Townsend Boulevard both classified as collector roadways.

The property is currently located in the Medium Density Residential land use category within the Urban Development Area of the Future Land Use Element of the 2045 Comprehensive Plan. The Commercial Neighborhood (CN) would be classified as a secondary zoning district within the MDR Land-Use Category and meets all the secondary requirements of Sec.656.350 (h).

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2045 Comprehensive Plan, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2045 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

1. Is the proposed rezoning consistent with the 2045 Comprehensive Plan?

The applicant is proposing a rezoning from Residential Medium Density – D (RMD-D) to Commercial Neighborhood (CN) to allow for installation of a sign. The current land use category is Medium Density Residential (MDR) and the applicant is not requesting a land use category change.

Medium Density Residential (MDR) is a category intended to provide compact medium to high density residential development and can serve as transitional uses between low density residential uses and higher density residential uses, commercial uses and public and semi-public use areas.

The proposed rezoning request to Commercial Neighborhood (CN) – a secondary zoning district for MDR - is consistent with the 2045 Comprehensive Plan.

Sec. 656.350(h) of the Zoning Code requires the following supplemental criteria and standards for designated secondary Commercial Neighborhood zoning districts:

1. The site shall be located at the intersection of two streets classified as principal arterial, for arterial, or collector streets as identified on the Functional Highway Classification Map of the Comprehensive Plan. This precludes consideration for an intersection with a limited access facility as one or both of the two intersecting roadways.

The subject site is located at the southeast intersection of Townsend Boulevard and Fort Caroline Road, both of which are collector roadway as identified on the Function Highway Classification Map of the 2045 Comprehensive Plan.

2. The maximum distance of the use from the specified intersection as represented by intersection of the centerlines of the rights-of-way shall not exceed one block length or 660 feet, whichever is less, and shall be at least 100 feet from any local street.

The distance of subject site's proposed use from the intersection of Townsend Boulevard and Fort Caroline Boulevard is approximately 150 feet. The distance from the subject site to the nearest local road is approximately 250 feet.

3. The total area zoned for CO, CRO or CN Districts at an intersection shall not exceed 16 acres.

The subject site is approximately 1.39 acres. The other properties abutting the intersection are zoned for residential uses. The total area zoned for CO, CRO, or CN will not exceed 16 acres.

4. Not more than half (50 percent) of the above acreage shall be located in any one quadrant of the intersection.

The subject site is approximately 1.39 acres and complies with the criterion as it does not exceed 8 acres.

2. ***Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?***

This proposed rezoning is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element

Goal 3

To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

The proposed rezoning to CN will be compatible with the surrounding uses already available in the neighboring properties and will not contribute to urban sprawl by allowing a use not compatible with the surrounding area. The convenience store will continue to serve as a workplace and service to the residents in neighborhood thus the proposed use will be in compliance with Goal 3.

Objective 3.1

Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for residents. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the Comprehensive Plan and Land Development Regulations.

The subject property is requesting to rezone to CN. As there are adjacent residential zoning district, primarily occupied by single-family homes, this rezoning would further the character and promote the viability of the area while following the Comprehensive Plan and Land Development Regulations.

3. Does the proposed rezoning conflict with any portion of the City's land use regulations?

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. If approved as recommended by the Staff of the Planning and Development Department, the subject property will be rezoned from RMD-D to CN in order to allow for a new, 4 feet by 12 feet wall sign with direct illumination at an existing convenience store.

SURROUNDING LAND USE AND ZONING

The subject site is located on southeast corner of Fort Caroline Road and Townsend Boulevard. The north side of Fort Caroline Road and west side of Townsend Boulevard is zoned for low density residential and is developed with single family dwelling units. East and south of the property is zoned for medium density residential and is developed with single family dwellings. With the adjacent residential zoning, the Planning and Development Department finds that the requested rezoning to CN will be consistent and compatible with the surrounding uses.

The adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RLD-90	Single Family Dwellings
South	MDR	RMD-D	Single and Multi-Family Dwellings
East	MDR	RMD-D	Single and Multi-Family Dwellings
West	RPI/LDR	RLD-60	Single Family Dwellings

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **October 2, 2024**, by the Planning and Development Department, the required Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2024-0832** be **APPROVED**.



View of subject property



View of subject property



View of landscaped buffer between subject site and adjacent property



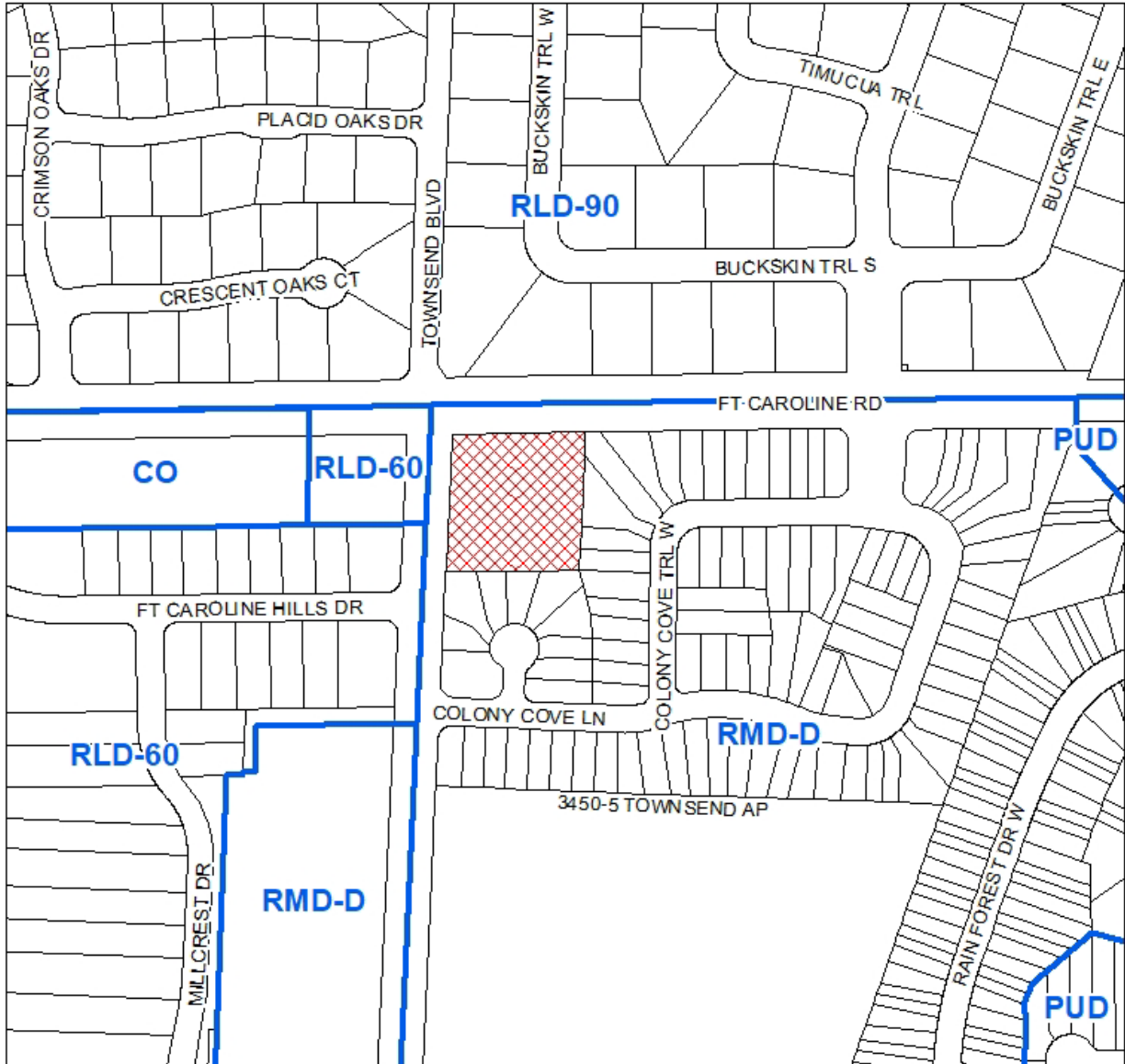
View of opposite property on Townsend Boulevard



View of opposite property on Fort Caroline Road



Aerial view of subject property

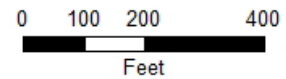
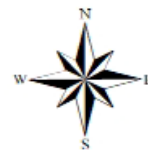
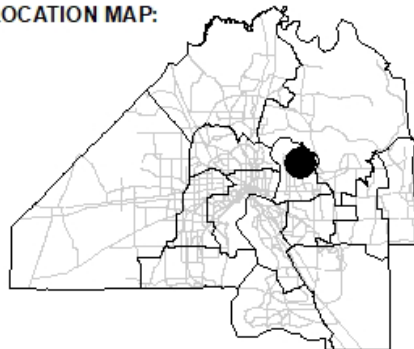


REQUEST SOUGHT:

FROM: RMD-D

TO: CN

LOCATION MAP:



COUNCIL DISTRICT:

1

TRACKING NUMBER

T-2024-5825

EXHIBIT 2
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Legal Map