



ONE CITY. ONE JACKSONVILLE.

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

December 6, 2018

The Honorable Aaron Bowman, President
The Honorable Matt Schellenberg, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2018-754**

Dear Honorable Council President Bowman, Honorable Council Member and LUZ Chairperson Schellenberg and Honorable Members of the City Council:

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

- Recommendation by JPDD: Approve Deny
- Recommendation by PC to LUZ: Approve Deny
- PC Vote: 6-0
- PC Commentary: There were no speakers in opposition and little discussion among the Commissioners.

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
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2018-0754

December 6, 2018

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 **2018-0754**.

Location 14190 Beach Boulevard. (SR 212)
Between Washburn Road and San Pablo Road South.

Real Estate Number(s): 167071-0100

Current Zoning District: Residential Low Density 60 (RLD-60)

Proposed Zoning District: Commercial Neighborhood (CN)

Current Land Use Category: Residential-Professional-Institutional (RPI)

Proposed Land Use Category: Community / General Commercial (CGC)

Planning District: Southeast (3)

Owner: Jay Seeward
Sea Lion Real Estate LLC
12355 Hagen Ranch Road, Suite 604
Boyton Beach, Florida. 33437

Agent: Roberta Gibbs
Solid Rock Engineering Consultants, Inc.
103665 Hood Road South, #206

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2018-0754** seeks to rezone a portion of a lot, approximately .53 acres of 1.74 acres of land from RLD-60 to CN. The property is currently vacant timberlands. The applicant is seeking to rezone the property to CN in order to build an Auto Laundry Facility. There is a companion Small Scale Land Use Amendment (**O-2018-0753**) that is seeking to change the Land Use Category from Residential-Professional-Institutional (RPI) to Community / General Commercial (CGC).

STANDARDS, CRITERIA AND FINDINGS