



ONE CITY. ONE JACKSONVILLE.

City of Jacksonville, Florida

Lenny Curry, Mayor

Planning and Development Department
Ed Ball Building
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7800
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Date: December 3, 2018

To: Kirk Wendland, Executive Director
Office of Economic Development
117 West Duval Street, Suite 275
Jacksonville, FL 32202

From: William B. Killingsworth, Director 
Planning and Development Department

Re: 1748 North Main Street (RE# 071635-0000) –
Commercial Development Area Program Renovation Funding

Thank you for reaching out to the Planning and Development Department to confirm the consistency of your Commercial Development Area Program funding for property located at 1748 North Main Street (RE# 071635-0000). It is our understanding that the funding will be used to repurpose and renovate the former Carl's Restaurant into an artisan baker and 34 seat restaurant.

The above referenced parcel is zoned Commercial Community General-Springfield (CCG-S) pursuant to the requirements of Chapter 656.368, IV. (a)(1) and (2) bakeries and restaurants are permitted uses. The outside sale and service of food is a permissible use by exception in that zoning district and requires approval by the Planning Commission.

The site is also located the Springfield Historic District and as such, any exterior alterations or exterior repairs to a property located in the Springfield Historic District must have an approved Certificate of Appropriateness (COA) prior to work commencing. Please contact the Historic Preservation Section of the Planning and Development Department for more information at 904-255-7800.

The proposed project furthers the intent of the 2030 Comprehensive Plan including Future land Use Element Objective 3.2 and Policy 3.2.2.

Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

Policy 3.2.2 The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

Please let me know if I may be of further assistance.