



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
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April 18, 2024

The Honorable Ronald B. Salem, Pharm. D., President
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.: 2024-226**

Dear Honorable Council President Salem, 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 were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: **6-0**

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

Jack Meeks

Aye

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Bruce E. Lewis". The signature is fluid and cursive, with the first name "Bruce" being more prominent.

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 FOR
APPLICATION FOR REZONING ORDINANCE 2024-0226

APRIL 18, 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 **2024-0226**.

<i>Location</i>	0 Clydo Road Between Rolac Road and Clydo Road
<i>Real Estate Number:</i>	147758-0000
<i>Present Zoning District:</i>	Industrial Business Park (IBP)
<i>Proposed Zoning District:</i>	Industrial Light (IL)
<i>Current Land Use Category:</i>	Light Industrial (LI)
<i>Planning District:</i>	Southeast, District 3
<i>Council District:</i>	District 5
<i>Applicant/Agent:</i>	Fred Atwill Atwill LLC 9001 Forest Acres Lane Jacksonville, Florida 32234
<i>Owner:</i>	Andy Hesson FLO-GAS Corporation 500 Energy Lane, Suite 400 Dover, Delaware. 19901
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Rezoning Ordinance **2024-0226** seeks to rezone approximately 0.67 acres of property from Industrial Business Park (IBP) to Industrial Light (IL) to allow for the storage of propane. The applicant has submitted a companion land use amendment **2024-0225** to amend the land use category from Light Industrial (LI) to Heavy Industrial (HI). The Land Use Amendment is the subject of a Written Interpretation by the Director and may be withdrawn. The rezoning is compatible with the existing Light Industrial (LI) Land Use Category, and would be

compatible with the Heavy Industrial (HI) Land Use Category if it were to be changed in the future.

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

1. *Is the proposed rezoning district consistent with the functional land use category identified in the 2045 Comprehensive Plan?*

Yes. Flo-Gas Corporation has been storing and distributing its propane gas product historically from this location; now that its old tank farm has been removed, it wishes to modernize its facility, including new storage tanks and a 2,400 square foot enclosed office. To do so, the company needs to bring its future land use classification and its companion zoning into compliance with today's City of Jacksonville 2045 Comprehensive Plan and its codes.

The 0.67-acre subject site is located along the south side of Clydo Road, between Clydo Road South, and the eastern terminus of Clydo Road. The property currently has fuel storage tanks on site but is being redeveloped to include an office space. The property is in Council District 5 and Planning District 3. The property is also located in the Urban Priority Development Area as identified in the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

The applicant seeks to rezone from IBP to IL to bring a pre-existing fuel site into compliance. A companion Future Land Use Map (FLUM) amendment was also filed for this site from LI to HI (L-5909-24C / Ordinance 2024-225) which is pending concurrently with this application. This land use application is currently on deferral and may be withdrawn, subject to the consistency review of the proposed development in Light Industrial land use by the Planning and Development Department.

Light Industrial (LI) is a category which provides for the location of industrial uses that are able to be performed in such a manner as to control the external effects of the process, such as smoke, noise, soot, dirt, vibration, odor, etc. Uses within this category, other than outside storage, shall be conducted within an enclosed building. Generally, light industrial uses involve materials that have previously been prepared, or raw materials that

do not need refining. These uses do not create a noticeable amount of noise, dust, odor, smoke, glare or vibration outside of the building or on the site in which the activity takes place. Site access to roads classified as collector or higher on the Highway Functional Classification Map is preferred.

The proposed zoning change to IL is consistent with the pre-existing LI land use category, as well as the potential HI land use amendment.

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

Yes. To ensure compliance with the provisions of the Comprehensive Plan, zoning staff has analyzed the proposed zoning application in relation to the following goals, objectives, policies and/or text of the 2030 Comprehensive Plan:

Future Land Use Element

Policy 1.1.21 Rezoning and amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business with the intent that this balance of uses shall:

- A. Foster vibrant, viable communities and economic development opportunities;
- B. Address outdated development patterns; and/or
- C. Provide sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be limited to, proximity to compatible uses, development scale, site limitations, and the likelihood of furthering growth management and mobility goals.

Objective 1.6 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

Objective 3.2 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.

Industrial Situational Compatibility Overlay

The subject property is in an area identified on the Industrial Preservation Map as an Industrial Situational Compatibility Zone. Industrial Situational Compatibility Zones are areas identified on the Industrial Preservation Map as areas that are strategically located to provide access to rail facilities or trucking routes; serve ports; or serve airport multi-modal requirements. Industrial uses are crucial to the long-term economic well-being of the City and these areas are presumed to be appropriate for land use map amendments to industrial categories, subject to FLUE Objective 3.2 and supporting policies as well as other applicable objectives and policies.

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

No. The effect of the proposed rezoning is in harmony with the spirit and intent of the Zoning Code. If approved, it would permit a uses that are consistent with the surrounding allowed uses.

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LI	IL	Vacant Industrial
East	LI	IBP	Vacant Industrial
South	LI	IBP	Manufacturing
West	LI	IBP	Warehouse

SURROUNDING LAND USE AND ZONING

The proposed rezoning will allow for general industrial uses, thereby increasing the potential of economic opportunities with the industrial site. The surrounding area is mostly developed with a wide variety of industrial uses.

SUPPLEMENTARY INFORMATION

The applicant provided proof of the signs being posted on April 1, 2024 through the sign posting affidavit, the required Notice of Public Hearing sign **were** posted.



RECOMMENDATION

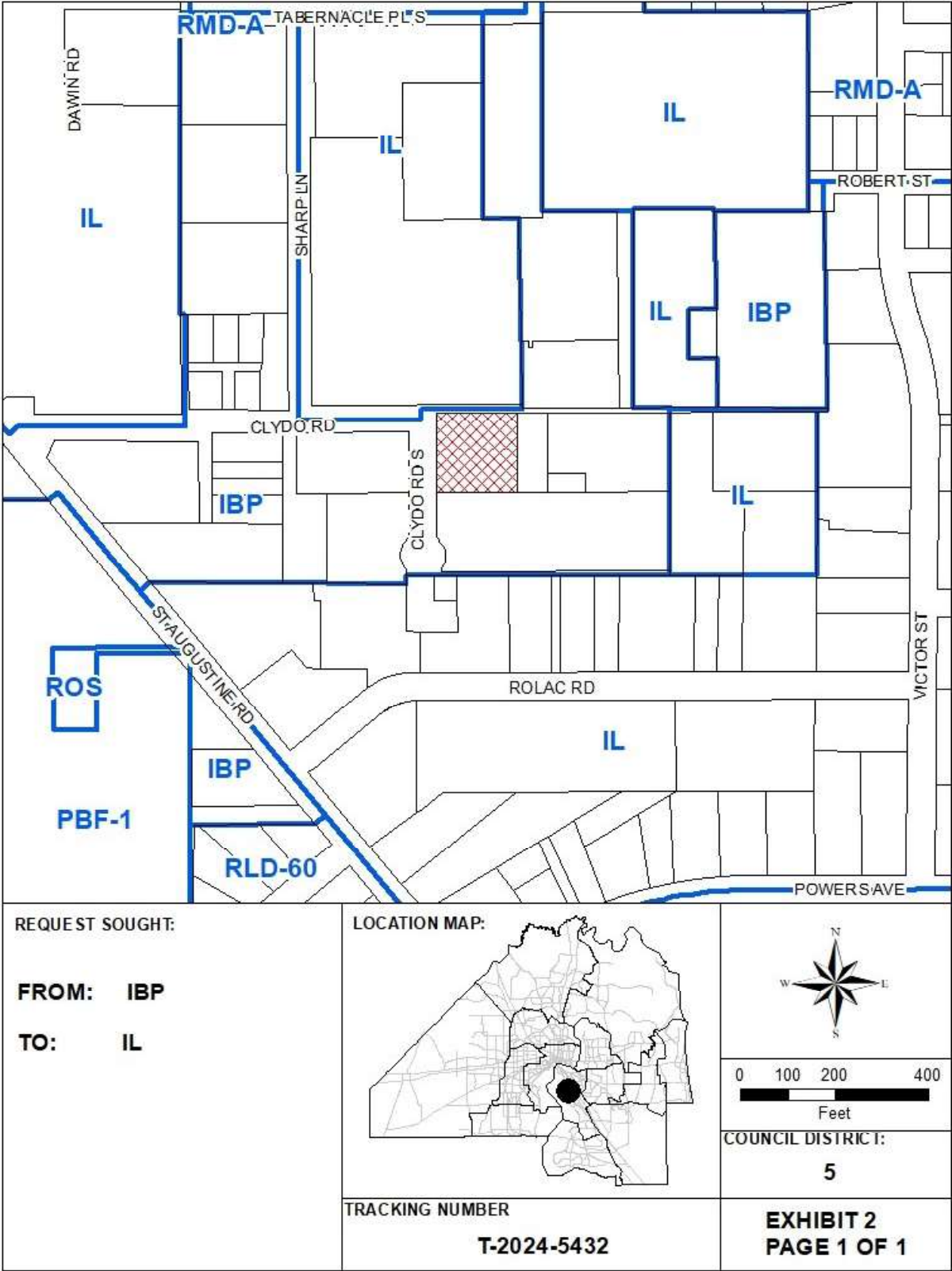
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **Ordinance 2024-0226** be **APPROVED**.



Aerial View



View of the Subject Site



Legal Map