

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2020-0013

February 6, 2020

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 2019-0013.

Location: 0 Cypress Plaza Drive
Phillips Highway and Interstate 95

Real Estate Number(s): 152578-1030

Current Zoning District(s): Planned Unit Development (PUD)

Proposed Zoning District: Industrial Light (IL)

Current Land Use Category: Business Park (BP)

Proposed Land Use Category: Light Industrial (LI)

Planning District: Southeast, District 3

Applicant/Agent: Paul Harden, Esq.
Law Office of Paul M. Harden
501 Riverside Avenue, Suite 901
Jacksonville, Florida 32202

Owner: William G Gaston
WWR of Duval County, LLC
4190 Northwest 93rd Avenue
Gainesville, Florida. 32653

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance 2020-0013 seeks to rezone approximately 5.19 acres of land from Planned Unit Development (PUD) to Industrial Light (IL). The rezoning is being sought to allow the owner to develop the land using the Industrial Light standards without the restrictions of the existing PUD. The current PUD has a height restriction of three stories, compared to IL which has no restriction on height.

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 2030 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 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

1. Is the proposed rezoning consistent with the 2030 Comprehensive Plan?

Yes. The subject site is located at 0 Cypress Plaza Drive, east of Philips Highway (US 1) and north of Baymeadows Way West within the Belfort Station Development of Regional Impact (DRI). The applicant seeks to rezone the property from PUD to IL to extend the current business for the processing and recycling of wood debris of the abutting light industrial property. The rezoning includes a companion land use amendment with Ordinance 2020-012 from Business Park (BP) to Light Industrial (LI) and a companion Application for Change to the DRI with Ordinance 2020-014 to allow for light industrial uses on this site on the Map H to the DRI.

2. Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

Yes. This proposed rezoning to IL is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

According to the provided JEA Letter dated November 6, 2019, the subject site has a connection point for water but not sewer with a ¼ mile. The subject site will be required to connect to both centralized services for certain uses, but may obtain septic tanks if applicable by the Sanitary Sewer Sub-Element.

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.

The proposed rezoning will allow a currently vacant piece of land within the Belfort Station DRI to be developed. The development of this parcel will continue the complete development of this DRI and would provide a complimentary use to the existing surrounding uses.

SURROUNDING LAND USE AND ZONING

The immediate area surrounding the subject parcel is an industrial and commercial area with the majority of properties falling under an industrial zone. The surrounding uses, land use category and zoning are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	BP	PUD	Vacant Commercial
South	BP	IBP	Office
East	BP	BP/PUD	Wasteland / Vacant Industrial
West	LI	RLD-60	Vacant Residential

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on January 24, 2020 the required Notice of Public Hearing sign was posted.



Source: Planning and Development
Date: January 24, 2020

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2020-0013 be **APPROVED**.



Aerial Photo

Source: JaxGIS
Date: January 24, 2020



View of the Subject Property.

Source: Planning and Development
Date: January 24, 2020



View of the neighboring parcel across Baymeadows Way.

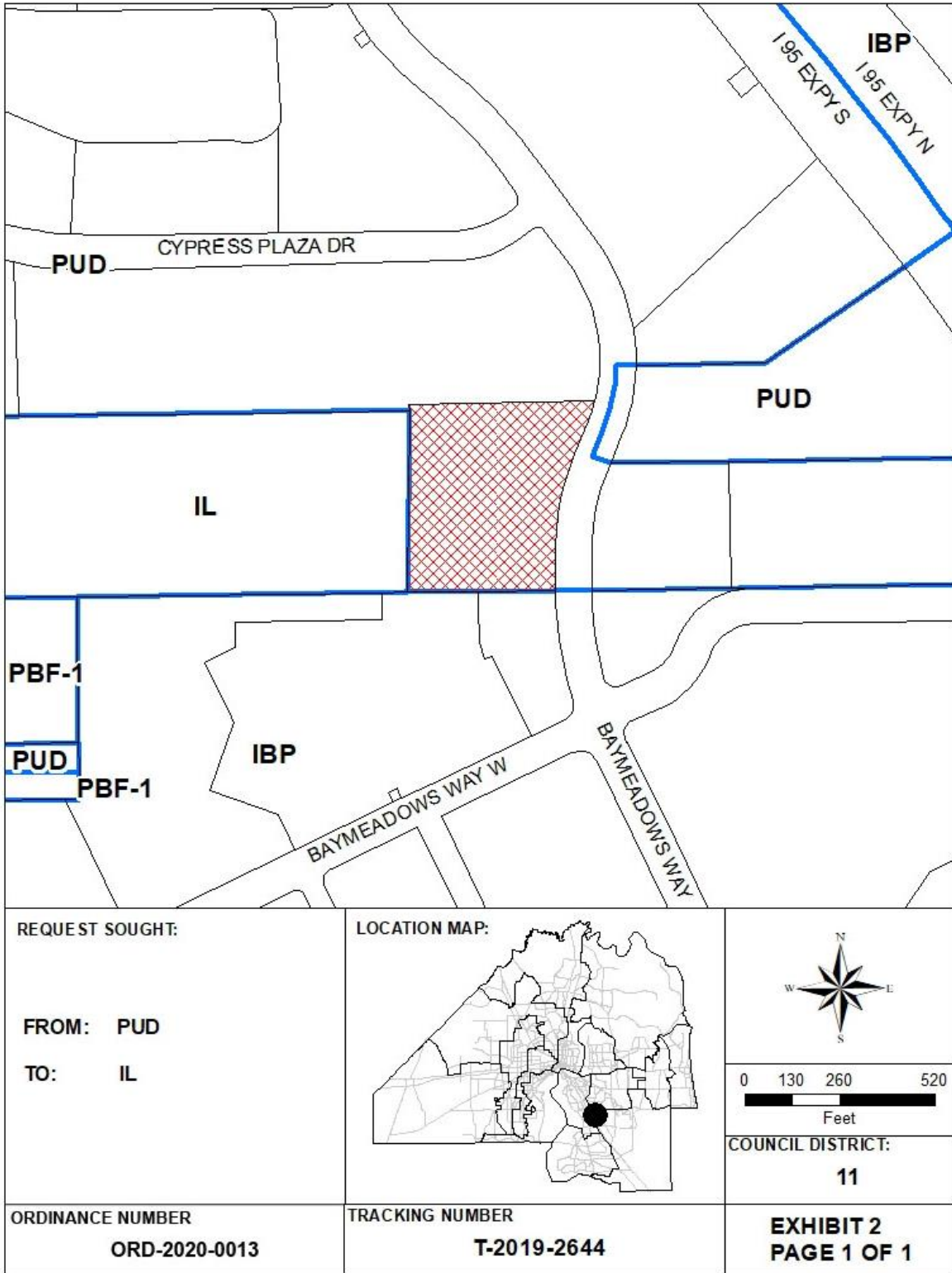
Source: Planning and Development
Date: January 24, 2020



View of the office building to the south of the subject site.

Source: Planning and Development

Date: January 24, 2020



Legal Map

Source: JaxGIS
Date: January 24, 2020