

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2020-0007**

**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 2019-0007.

***Location:*** 4840 Stetson Road  
St. Augustine Road and Earl Johnson Park

***Real Estate Number(s):*** 147253-0000; 147253-0010

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

***Proposed Zoning District:*** Industrial Business Park (IBP)

***Current Land Use Category:*** Low Density Residential (LDR)

***Proposed Land Use Category:*** Business Park (BP)

***Planning District:*** Southeast, District 3

***Applicant/Agent:*** Cyndy Trimmer, Esq.  
Driver, McAfee, Hawthorne and Diebenow,  
PLLC  
1 Independent Drive, Suite 1200  
Jacksonville, Florida 32202

***Owner:*** Stephen Allred  
3463 Randolph Street  
Jacksonville, Florida. 32207

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Rezoning Ordinance 2020-0007 seeks to rezone approximately .35 acres of land from Low Density Residential (LDR) to Industrial Business Park (IBP). The rezoning is being sought to allow the owner to build a small workshop for personal use.

## 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. According to the category description within the FLUE, Business Park (BP) in the Urban Development Area is intended to provide compact medium to high intensity office development. Commercial offices should comprise the majority of the category land area, while service, major institutional and light industrial uses constitute the remaining land area. Limited commercial retail and service establishments, hotels, and motels may also be permitted. Residential uses are also permitted in appropriate locations as identified under the Development Area Uses. Development within the category should be compact and connected and should support multi-modal transportation. The proposed use of workshop/indoor storage is allowed as a principal use in the BP category. The site is not located in any flood zones or Coastal High Hazard Area (CHHA), and there do not appear to be any wetlands on site.

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

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

#### **Future Land Use Element:**

Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
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The proposed rezoning will extend the industrial zoning along Stetson Road, however this extension is compatible with the surrounding uses and zoning as Stetson road is comprised of majority industrial uses. There are only 3 other residentially zoned properties along Stetson and each of these properties are currently vacant.

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.

Stetson Road is primarily developed with industrial uses that support the commercial/industrial corridor of St. Augustine Road. The owner is seeking to use this property for his own personal use, however this rezoning would allow for a future owner to develop the parcel in a similar industrial manner as the other property along the roadway.

**SURROUNDING LAND USE AND ZONING**

The immediate area surrounding the two subject parcels is developed as an industrial area with the majority of properties falling under the Industrial Light Category. The surrounding uses, land use category and zoning are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	BP	IBP	Utility Building
South	LDR	RLD-60	Wasteland
East	ROS	PBF-1	Park / Recreational
West	LDR	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 2020-0007 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 industrial parcel to the north.

*Source: Planning and Development*  
*Date: January 24, 2020*





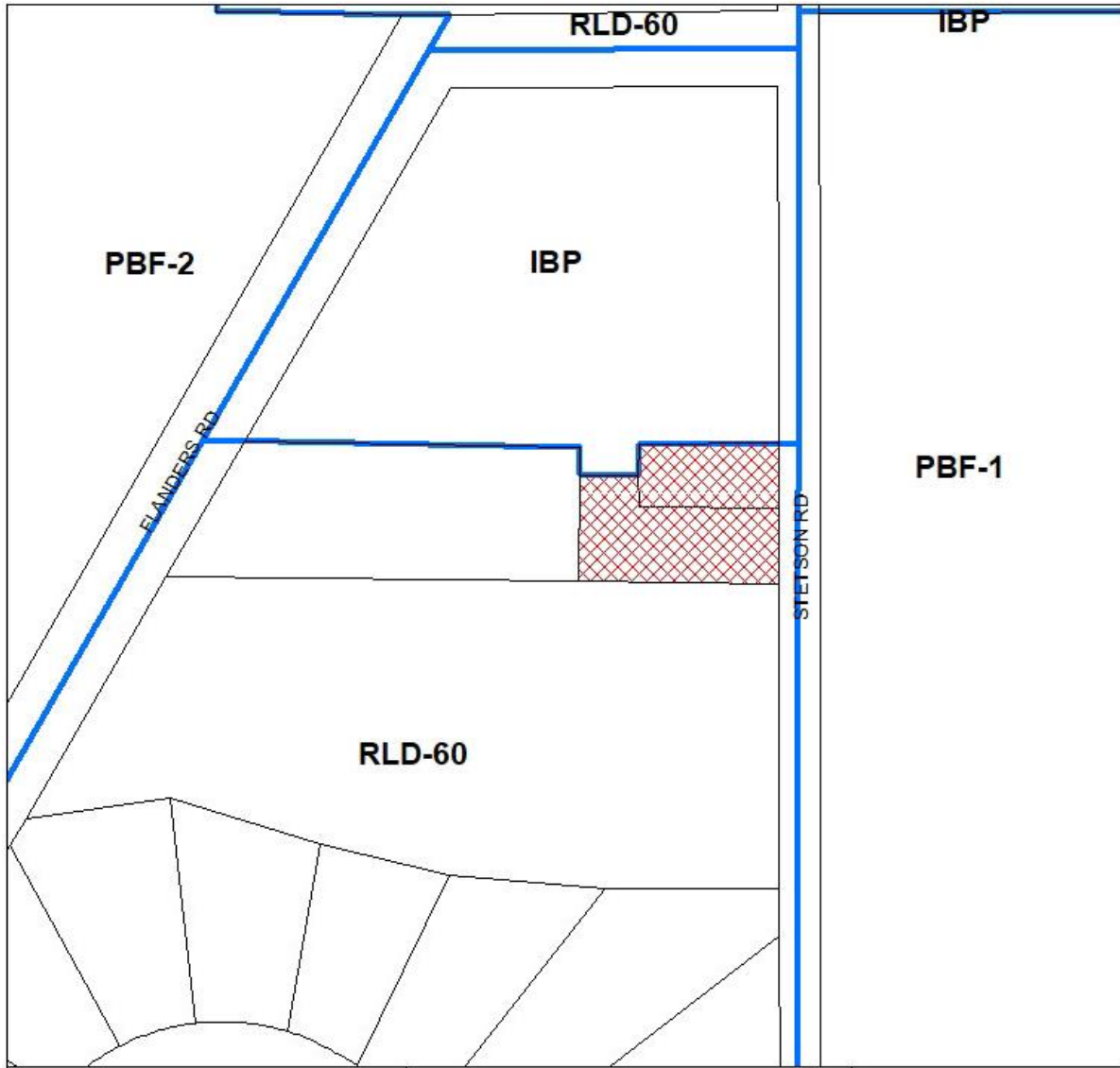
View looking south along Stetson Road.

*Source: Planning and Development*  
*Date: January 24, 2020*



View looking north along Stetson Road.

*Source: Planning and Development*  
*Date: January 24, 2020*



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM:</b> RLD-60 <b>TO:</b> IBP</p>	<p><b>LOCATION MAP:</b></p>	<p><b>COUNCIL DISTRICT:</b> <b>5</b></p>
<p><b>ORDINANCE NUMBER</b> <b>ORD-2020-0007</b></p>	<p><b>TRACKING NUMBER</b> <b>T-2019-2593</b></p>	<p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>

Legal Map

Source: JaxGIS  
Date: January 24, 2020