



A NEW DAY.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

Planning and Development Department  
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June 6, 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.: 2024-352**

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: **7-0**

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	Aye

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 that reads "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B" and "L".

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 2024-352**

**JUNE 6, 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 **2024-352**.

<b><i>Location:</i></b>	3019 & 3025 Leon Road between Beach Blvd and Leahy Road
<b><i>Real Estate Number:</i></b>	164098-0000, 164099-0000, 164100-0000
<b><i>Current Zoning District:</i></b>	Residential Low Density-60 (RLD-60)
<b><i>Proposed Zoning District:</i></b>	Industrial Business Park (IBP)
<b><i>Current Land Use Category:</i></b>	Low Density Residential (LDR)
<b><i>Proposed Land Use Category:</i></b>	Business Park (BP)
<b><i>Planning District:</i></b>	District 2 – Greater Arlington and Beaches
<b><i>Council District:</i></b>	District 4
<b><i>Applicant/Agent:</i></b>	Curtis L. Hart Hart Resources LLC 80510 Tara Lane Jacksonville, Florida 32216
<b><i>Owner:</i></b>	Donald Hart 3075 Leon Road Jacksonville, Florida 32246
<b><i>Staff Recommendation:</i></b>	<b>APPROVE</b>

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2024-352** seeks to rezone 10.91 acres of a property from Residential Low Density-60 (RLD-60) to Industrial Business Park (IBP) to develop the property consistent with the surrounding area.

There is a companion Small-Scale Land Use Amendment (2024-0351 / L-5918-24C), which seeks to amend the land use from Low Density Residential (LDR) to Business Park (BP).

### **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 a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2045 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

***1. Is the proposed rezoning consistent with the 2045 Comprehensive Plan?***

Yes. The Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2045 Comprehensive Plan. However, there is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series L-5918-24C (Ordinance 2024-351) that seeks to amend the portion of the site that is within the Low Density Residential (LDR) land use category to Business Park (BP). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5918-24C be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2045 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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

Yes. The proposed zoning is consistent with the 2045 Comprehensive Plan and furthers the goals, objectives and policies contained herein, including:

**Future Land Use Element (FLUE):**

**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.

**Goal 3** To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

**Objective 3.1** Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for residents. Protect single-family residential neighborhoods by requiring that any other land uses within single family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the Comprehensive Plan and Land Development Regulations.

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

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations.

### **SURROUNDING LAND USE AND ZONING**

The subject property is located on the eastside of Leon Road. The proposed rezoning to IBP is consistent with the BP Land Use Category. The proposal will allow for the logical expansion of industrial uses in the area. The Surrounding Land Use Categories and Zoning Districts are as followed:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use(s)</b>
North	LDR	RLD-60	Single Family Dwellings
East	LDR	RLD-60	Single Family Dwellings
South	LI	IBP	Industrial business park, HVAC, auto repair
West	LDR	RLD-60	Single Family Dwellings

It is the opinion of the Planning and Development Department that the requested rezoning to IBP is consistent with the area and will be compatible with the surrounding uses.

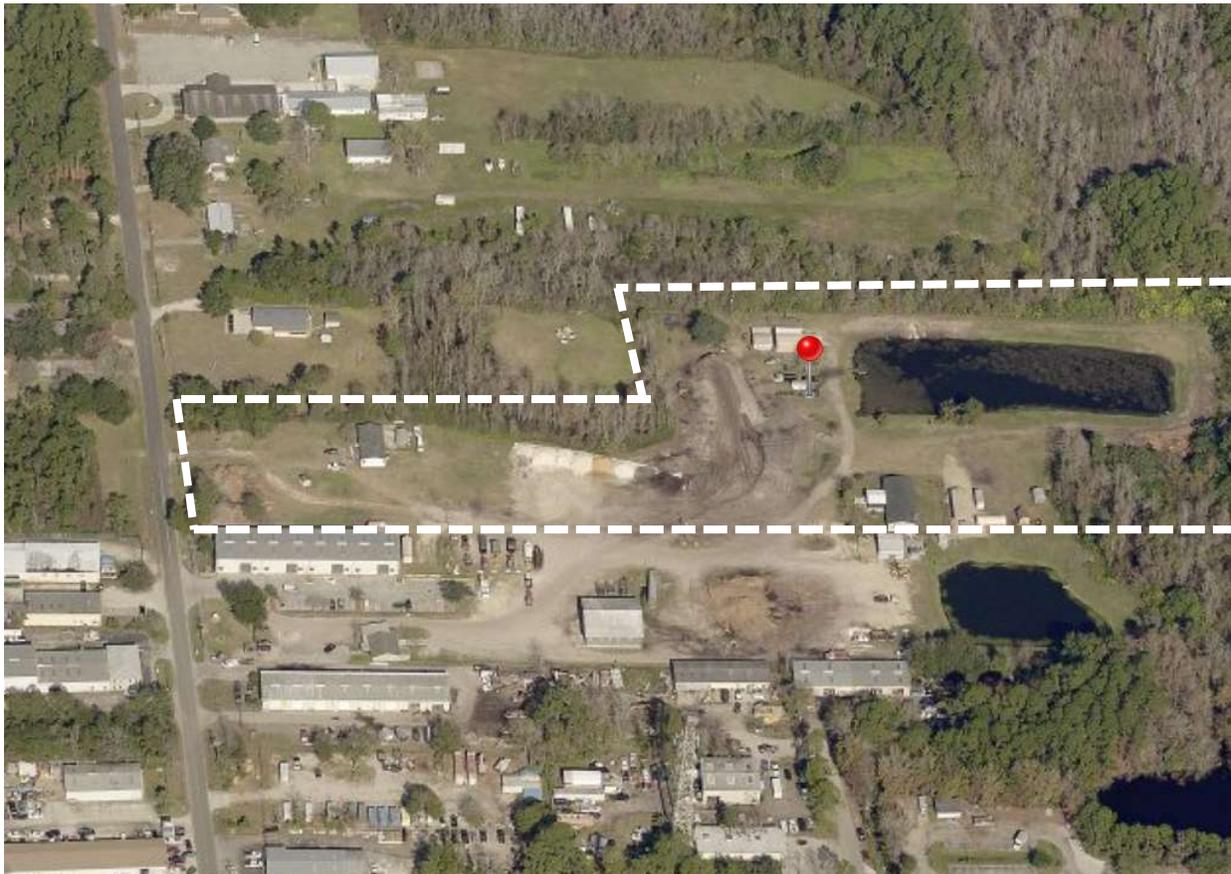
**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on April 25, 2024 by the Planning and Development Department, the required Notice of Public Hearing signs were posted.

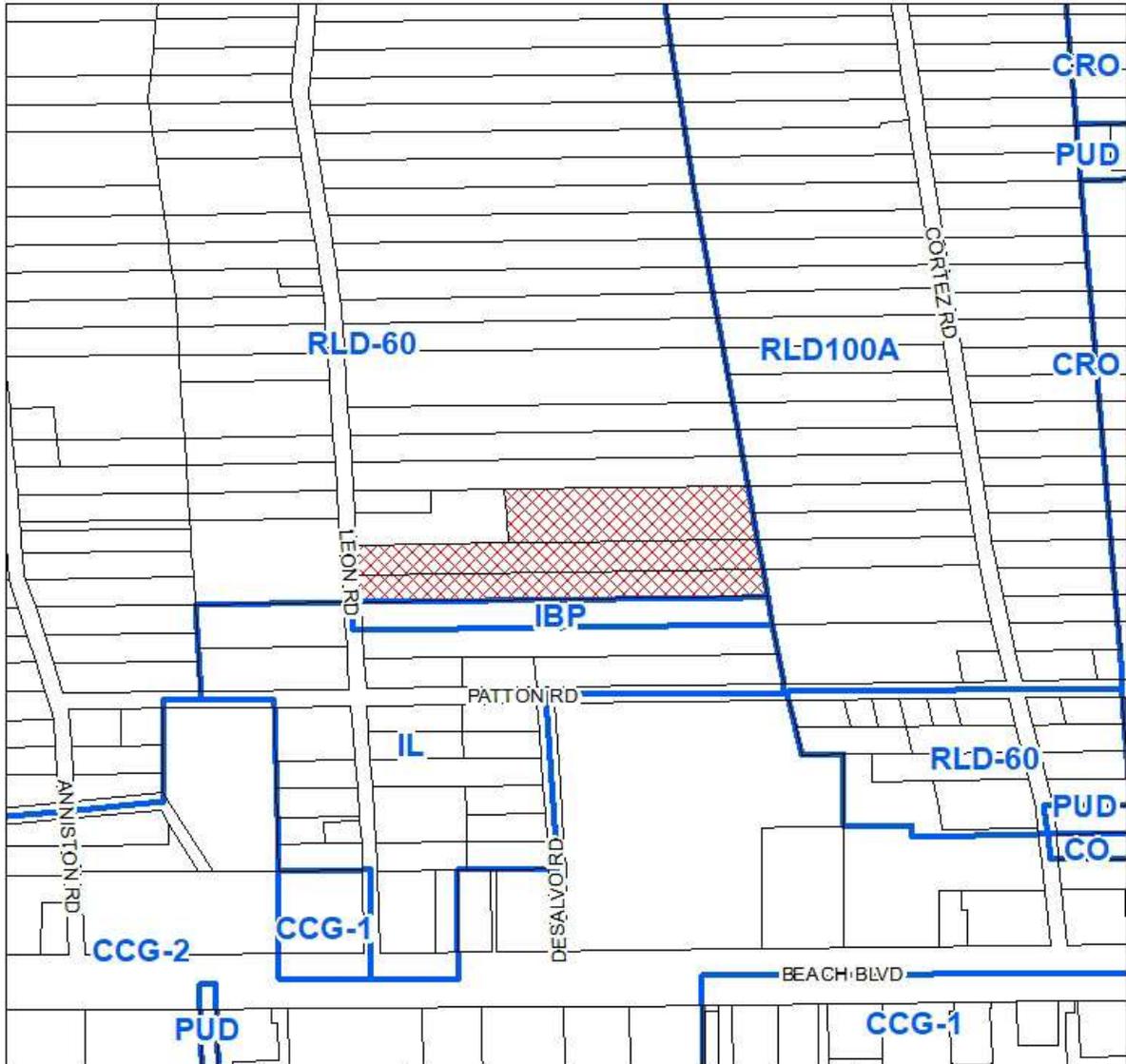


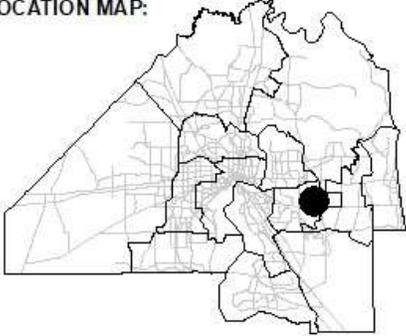
**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2024-352 be **APPROVED**.



Aerial view of the subject property



<p>REQUEST SOUGHT:</p> <p><b>FROM: RLD-60</b></p> <p><b>TO: IBP</b></p>	<p>LOCATION MAP:</p> 	 <p>0 200 400 800 Feet</p> <p>COUNCIL DISTRICT: <b>4</b></p>
<p>ORDINANCE NUMBER <b>ORD-2024-0352</b></p>	<p>TRACKING NUMBER <b>T-2024-5489</b></p>	<p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>