

# City of Jacksonville, Florida

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*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

February 3, 2022

The Honorable Samuel Newby, President  
The Honorable Rory Diamond, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report  
Ordinance No.: 2022-08**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond 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: **Deny**

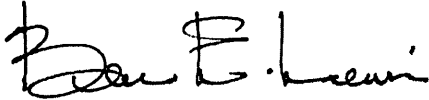
Planning Commission Recommendation: **Approve**

Planning Commission Commentary: There were no speakers in opposition. The Commissioners felt this was an appropriate and compatible with the existing uses.

Planning Commission Vote:	6-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Joshua Garrison	Aye
Dawn Motes	Absent
Jason Porter	Aye

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

Sincerely,

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

Bruce E. Lewis  
City Planner Supervisor – Current Planning Division  
City of Jacksonville - Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7820  
blewis@coj.net

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2022-0008**

**FEBRUARY 3, 2022**

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 2022-0008.

***Location:*** 1535 Whitlock Avenue,  
Between Maitland Avenue and Whitlock Avenue

***Real Estate Numbers:*** 141446 0000; 141446 0300; 141449 0000; 141450  
0000

***Current Zoning District:*** Commercial Residential Office (CRO)

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

***Current Land Use Category:*** Residential Professional Institutional (RPI)

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

***Planning District:*** Greater Arlington/Beaches – District 2

***Owner:*** Suresh Ramkissoon & Selwyn Bassoon  
1535 Whitlock Avenue  
Jacksonville, FL 32211

***Agent:*** Josh Cockrell  
The Stellarea Group  
PO Box 28327  
Jacksonville, FL 32226

***Staff Recommendation:*** DENY

**GENERAL INFORMATION**

Application for Rezoning Ordinance 2022-0008 seeks to rezone ±1.53 acres from Commercial Residential Office (CRO) to Industrial Business Park (IBP) for the purpose of developing a warehouse of approximately 5,000 square feet. There is a companion small-scale Land Use Amendment (L-5620-21C / Ordinance 2022-007) that seeks to amend the land use from Residential Professional Institutional (RPI) to Business Park (BP).

The subject site is located in an area of mixed uses that include warehouses, JEA utility buildings, office, churches, vacant or undeveloped land, and retail sale and services. Single-family residential uses are located to the north of the subject site. There are concerns about how light manufacturing, warehousing and truck traffic could affect the residential area to the north and the public school to the east.

The subject site is within the boundaries of the Old Arlington Neighborhood Action Plan (NAP) area. The NAP does not specifically identify the site location in the Plan area. However, the Plan stipulates that Old Arlington has adequate commercial zoning districts to support the community's needs. The Plan suggests reusing the existing commercial parcels is recommended in lieu of further expansion of commercial land use and zoning. Furthermore, there were concerns about expansion of commercial uses and increase density and intensity of uses throughout the study area, particularly those parcels that abut residential zoned districts.

### **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?***

No. When applying the criteria of consistency with the 2030 Comprehensive Plan, the combined factors of the goals, objectives, and policies of the Comprehensive Plan, along with the appropriate Functional Land Use Categories are used. The transition, compatibility, and intensity of uses are accomplished through appropriate zoning and are an important consideration to the welfare and sustainability of an area.

The application site consists of five parcels and is located on the east side of Whitlock Avenue and the west side of Maitland Avenue. According to the City's Functional Highways Classification Map, both streets are local roadways. However, portions of both streets at the application site are unopened.

According to the Industrial land use categories introduction, many industrial uses can exist in harmony with non- industrial neighbors through proper site design, arrangement of uses and the incorporation of effective buffers. Surrounding land uses include

residential to the north, public facilities (an elementary school) to the east, and commercial businesses to the west.

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

No. The proposed rezoning does **not** further the goals of the 2030 Comprehensive Plan, based on the following Goals and Objectives, as summarized below:

***Objective 1.1:*** Ensure that the type, rate and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Approval of this rezoning would not result in compact and compatible land use patterns due to residential uses located north and south of the subject property, along with a public school located east.

***Objective 6.3:*** 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.

While this rezoning would be the development of vacant land, the applicant would be required to have the property connected to city utilities including water and sewage.

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

Yes. The proposed rezoning to IBP would conflict with portions of the City's land use regulations. Please see the attached memo from the Community Planning Division for goals, objectives, and policies that this application is inconsistent with.

**SURROUNDING LAND USE AND ZONING**

The subject property includes multiple vacant properties located between Whitlock Avenue and Maitland Avenue. Located to the north of the subject property is single family residential and to the east is Arlington Heights Elementary School. Located to the west is an office and warehouse, and to the south is a single-family home. The surrounding uses, land use category and zoning are as follows:

<u>Adjacent Property</u>	<u>Land Use Category</u>	<u>Zoning District</u>	<u>Current Use(s)</u>
North	LDR	RLD-60	Vacant Industrial
East	PBF	PBF-1	Warehouse/Storage
South	RPI	CRO	Vacant Lot
West	CGC	CCG-1	Vacant Lots/ Single Family Residential

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on January 26, 2022, 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 2022-0008 be **DENIED**.



Source: City of Jacksonville Planning & Development Department, 01/26/2022  
**Aerial view of subject property.**



Source: City of Jacksonville Planning & Development Department, 01/26/2022  
**View of subject property from Whitlock Avenue.**

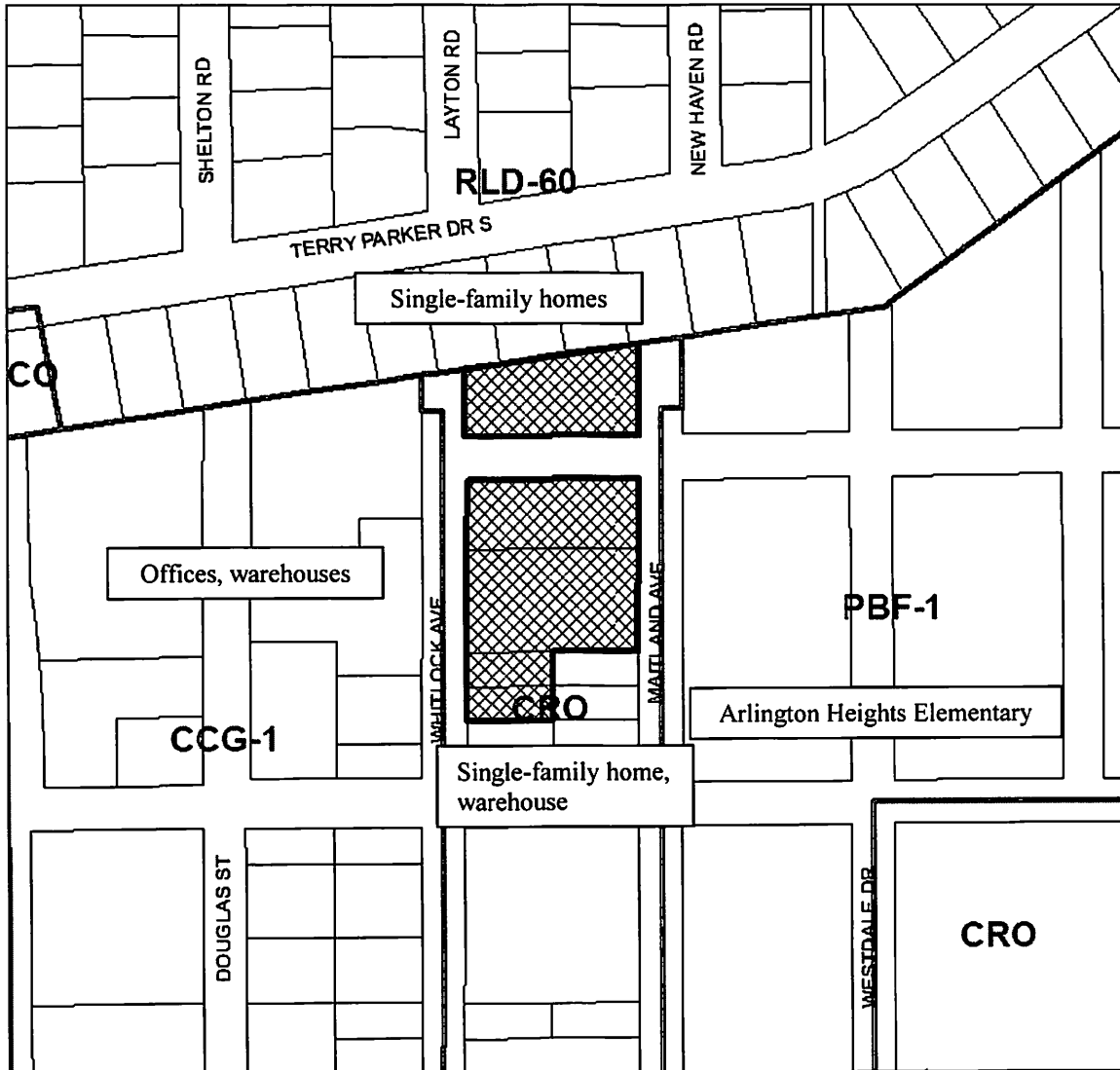


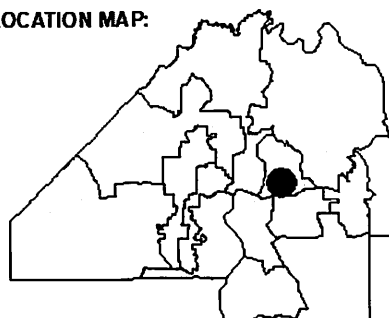

*Source: City of Jacksonville Planning & Development Department, 01/26/2022*  
**View of the subject property (located on the right) facing North along Whitlock Avenue.**



*Source: City of Jacksonville Planning & Development Department, 01/26/2022*  
**View of neighboring single family home, located south of the subject property.**





<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM: CRO</b></p> <p><b>TO: IBP</b></p>	<p><b>LOCATION MAP:</b></p> 	 <p>0 65 130 260 Feet</p>
<p><b>ORDINANCE NUMBER</b>  <b>ORD-2022-0008</b></p>	<p><b>T-2021-3813</b></p>	<p><b>COUNCIL DISTRICT:</b>  <b>1</b></p> <p><b>EXHIBIT 2</b>  <b>PAGE 1 OF 1</b></p>

## Application For Rezoning To Conventional Zoning District

### Planning and Development Department Info

**Ordinance #** 2022-0008 **Staff Sign-Off/Date** KPC / 11/01/2021  
**Filing Date** 12/27/2021 **Number of Signs to Post** 3  
**Hearing Dates:**  
**1st City Council** 02/08/2022 **Planning Commission** 02/03/2022  
**Land Use & Zoning** 02/15/2022 **2nd City Council** 02/22/2022  
**Neighborhood Association** FREE4LIFE FOUNDATION, INC; OLD ARLINGTON, INC;  
 ARLINGTON BUSINESS SOCIETY; HARPER AND ASSOCIATES REAL ESTATES LLC  
**Neighborhood Action Plan/Corridor Study** OLD ARLINGTON NAP

### Application Info

**Tracking #** 3813 **Application Status** PENDING  
**Date Started** 09/28/2021 **Date Submitted** 10/01/2021

### General Information On Applicant

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
COCKRELL	JOSH	
<b>Company Name</b>		
THE STELLAREA GROUP		
<b>Mailing Address</b>		
PO BOX 28327		
<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32226
<b>Phone</b>	<b>Fax</b>	<b>Email</b>
9047204260		JOSH@STELLAREAGROUP.COM

### General Information On Owner(s)

Check to fill first Owner with Applicant Info

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
RAMKISSOON	SURESH	SAM
<b>Company/Trust Name</b>		
<b>Mailing Address</b>		
1535 WHITLOCK AVENUE		
<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32211
<b>Phone</b>	<b>Fax</b>	<b>Email</b>
9047595482		SAMRAMKISSOON@HOTMAIL.COM

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
BASSOON	SELWYN	
<b>Company/Trust Name</b>		
<b>Mailing Address</b>		
1535 WHITLOCK AVENUE		
<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32211

<b>Phone</b> 7804585168	<b>Fax</b>	<b>Email</b> SELWYNBASSOON@GMAIL.COM
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**Property Information**

**Previous Zoning Application Filed For Site?**  
**If Yes, State Application No(s)**

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 141446 0000	1	2	CRO	IBP
Map 141446 0300	1	2	CRO	IBP
Map 141449 0000	1	2	CRO	IBP
Map 141450 0000	1	2	CRO	IBP
Map 141458 0000	1	2	CRO	IBP

Ensure that RE# is a 10 digit number with a space (##### #)

**Existing Land Use Category**  
RPI

**Land Use Category Proposed?**  
**If Yes, State Land Use Application #**  
5620

**Total Land Area (Nearest 1/100th of an Acre)** 1.53

**Justification For Rezoning Application**

OWNER PLANS TO BUILD A WAREHOUSE LESS THAN 5,000 SQ.FT. TO SUPPORT HIS EXISTING BUSINESS.

**Location Of Property**

**General Location**  
LOCATED ON WHITLOCK AVE JUST OFF MACY AVE AND NEXT TO MAITLAND AVENUE

House #	Street Name, Type and Direction	Zip Code
1535	WHITLOCK AVE	32211

**Between Streets**  
MAITLAND AVE and WHITLOCK AVENUE

**Required Attachments For Formal, Complete application**

The following items must be attached to each application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.

**Supplemental Information**

Supplemental Information items are submitted separately and not part of the formal application

One copy of the Deeds to indicate proof of property ownership.

**Public Hearings And Posting Of Signs**

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING.** (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

**Application Certification**

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

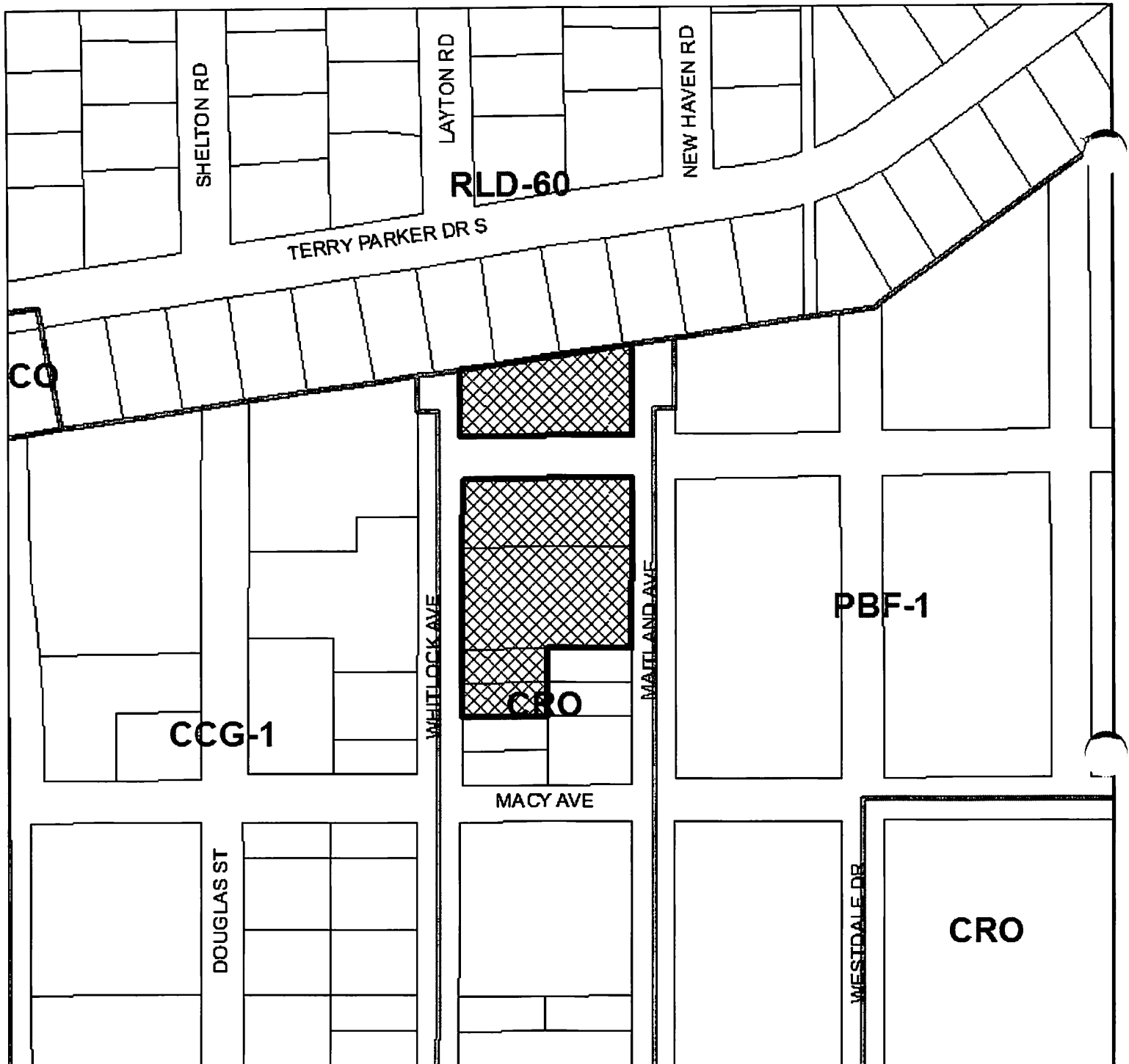
**Filing Fee Information**

- 1) Rezoning Application's General Base Fee:** \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof**  
1.53 Acres @ \$10.00 /acre: \$20.00
- 3) Plus Notification Costs Per Addressee**  
42 Notifications @ \$7.00 /each: \$294.00
- 4) Total Rezoning Application Cost:** \$2,314.00

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

**LEGAL DESCRIPTION**  
**October 1, 2021**

Lots 1, 2, 3, 4, 5, 6, 7, 14, 15, 16, 17 and 18, Block 39 and Lots 1, 2, 3, and 4, Block 40,  
ARLINGTON HEIGHTS, according to plat thereof recorded in Plat Book 4, page 19 of the current  
public records of Duval County, Florida.

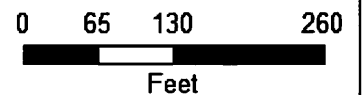
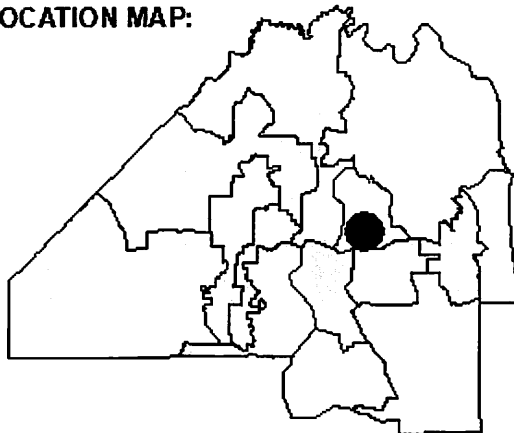


**REQUEST SOUGHT:**

**FROM: CRO**

**TO: IBP**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**1**

**T-2021-3813**

**EXHIBIT 2  
PAGE 1 OF 1**