



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
214 N. Hogan St., Suite 300
Jacksonville, FL 32202
(904) 630-CITY
Jacksonville.gov

September 19, 2024

The Honorable Randy White
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.: 2024-674**

Dear Honorable Council President White, 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	Aye
Julius Harden	Absent
Mon'e Holder	Aye

Ali Marar

Absent

Jack Meeks

Absent

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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Jacksonville, FL 32202
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2024-0674

SEPTEMBER 19, 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 **2024-0674**.

<i>Location:</i>	735 Canal Street, between Broadway Avenue and McQuade Street
<i>Real Estate Number:</i>	077359 0000
<i>Current Zoning District:</i>	Residential Medium Density-A (RMD-A)
<i>Proposed Zoning District:</i>	Industrial Business Park (IBP)
<i>Current Land Use Category:</i>	Medium Density Residential (MDR)
<i>Proposed Land Use Category:</i>	Business Park (BP)
<i>Planning District:</i>	District 5 – Northwest
<i>Council District:</i>	District 9
<i>Applicant/Agent:</i>	Cyndy Trimmer, Esq. Driver, McAfee, Hawthorne and Diebenow, PLLC 1 Independent Drive, Suite 1200 Jacksonville, Florida 32202
<i>Owner:</i>	4149 St. Augustine Road, LLC 4149 St. Augustine Road Jacksonville, Florida 32209
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Rezoning Ordinance **2024-0674** seeks to rezone 0.21 acres of a property from Residential Medium Density-A (RMD-A) to Industrial Business Park (IBP) to bring the existing non-conforming use of the property into compliance with current zoning code. According to the

City's Property Appraiser's site, the existing structure was originally built in 1953 for manufacturing.

There is a companion Small-Scale Land Use Amendment (2024-0673 / L-5964-24C), which seeks to amend the land use from Medium Density Residential (MDR) 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 0.21 of an acre subject site is located on the east side of Canal Street between McQuade Street to the north and Broadway Avenue to the south. According to the City's Functional Highways Classification Map, Broadway Avenue is a collector roadway. The site is in Planning District 5, Council District 9, and the Urban Priority Development Area. The site contains a cinderblock building built in 1953 with a roll up door at the rear. According to the applicant, the building has been in continuous use for manufacturing and machine shop purposes through, at least, late 2023.

The applicant seeks a rezoning to change the zoning district of the site from Residential Medium Density – A (RMD-A) to Industrial Business Park (IBP) to correct a historic non-conforming use of the property. The companion land use application has been filed pursuant to Ordinance 2024-673 to change the land use category from MDR to BP.

BP in the Urban Priority Area is intended to provide compact medium to high intensity office development. Development which includes medium to high density residential uses is preferred for sites located outside of areas identified as an Industrial Sanctuary. New BP designations are preferred in locations which are supplied with full urban services.

The proposed rezoning to IBP is consistent with the proposed BP land use pursuant to Ordinance 2024-673.

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 1.1 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 proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

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 3.2 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.

Airport Height Restriction Zone

The site is located within the 500-foot Height and Hazard Zone for Herlong Recreational Airport. Zoning will limit development to a maximum height of 500 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

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 Canal Street, between McQuade Street and Broadway Avenue. The proposed rezoning to IBP is consistent with the BP Land Use Category and allows for a gradual transition between the industrial uses to the west and residential to the east. The surrounding land use categories and zoning districts are as followed:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	MDR	RMD-A	Single family dwellings
East	MDR	RMD-A	Single family dwellings
South	CGC	CCG-2	Vacant, commercial retail
West	LI	IL	Warehouse, outdoor storage

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

The applicant provided confirmation that the signs were posted on August 13, 2024.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2024-0674 be **APPROVED**.



Source: JaxGIS

Aerial view of the subject property, facing north.



Source: Planning & Development Department, 9/11/2024

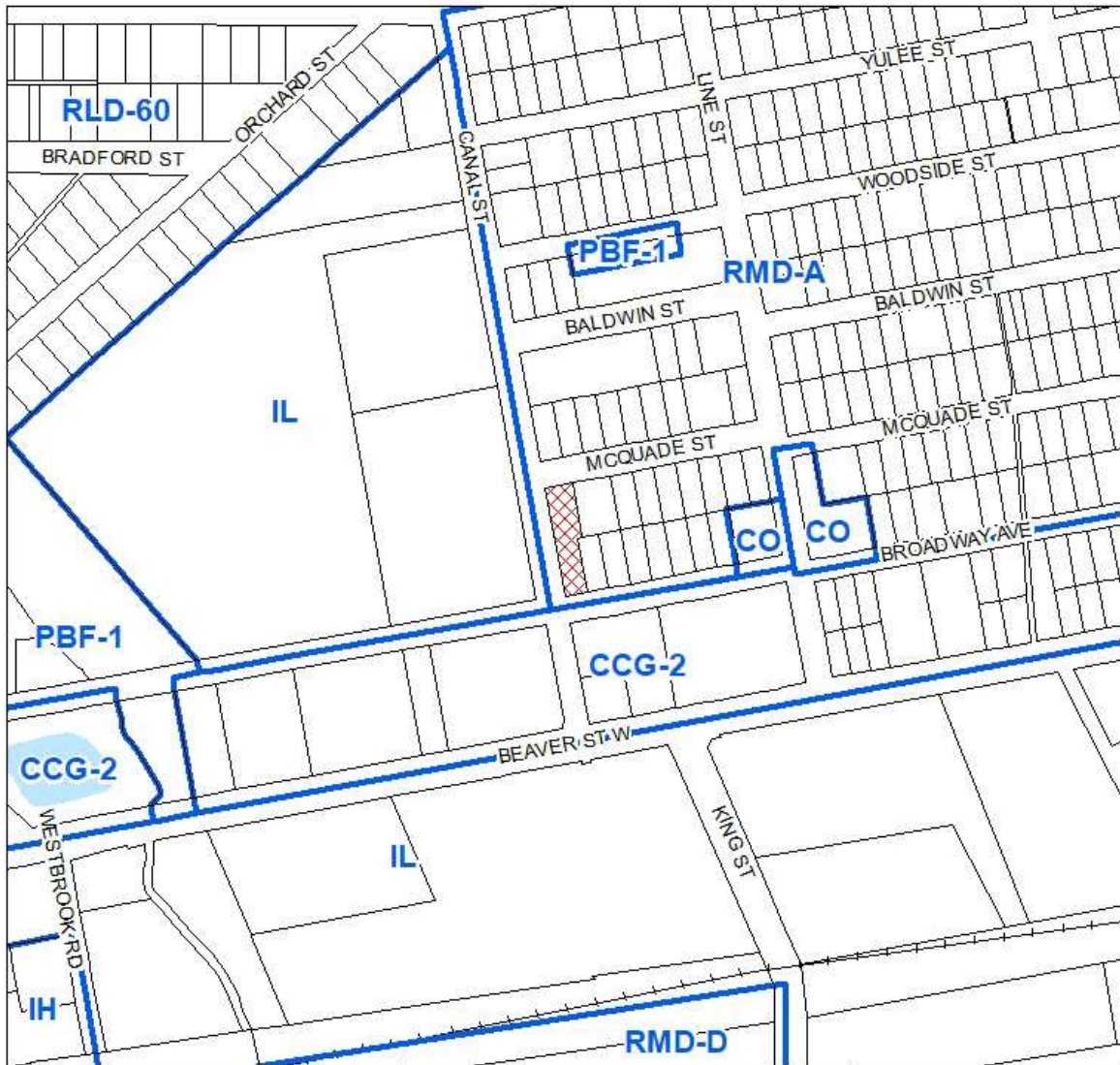
View of the subject property from Canal Street.



Source: Planning & Development Department, 9/11/2024
View of the subject property from Canal Street.



Source: Planning & Development Department, 9/11/2024
View of the neighboring residential, located at 2179 Broadway Avenue.

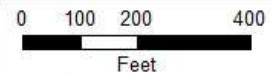
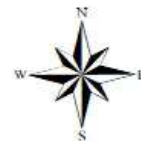
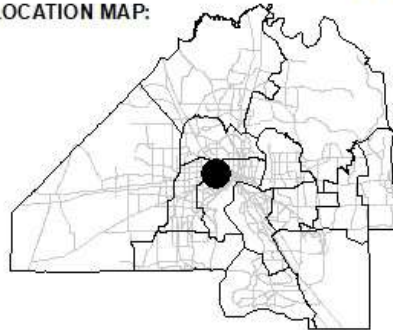


REQUEST SOUGHT:

FROM: RMD-A

TO: IBP

LOCATION MAP:



COUNCIL DISTRICT:

9

ORDINANCE NUMBER

ORD-2024-0674

TRACKING NUMBER

T-2024-5690

**EXHIBIT 2
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