



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

December 5, 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.: 2024-866**

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**

|                         |        |
|-------------------------|--------|
| Mark McGowan, Chair     | Absent |
| Tina Meskel, Vice Chair | Aye    |
| Mon'e Holder, Secretary | Aye    |
| Lamonte Carter          | Aye    |
| Amy Fu                  | Absent |
| Charles Garrison        | Aye    |
| Julius Harden           | Aye    |

Ali Marar

Aye

Jack Meeks

Absent

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

Sincerely,



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 OF**  
**APPLICATION FOR REZONING ORDINANCE 2024-0866**

**December 5<sup>th</sup>, 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 **2024-0866**.

***Location:*** 0 Zoo Pkwy

***Real Estate Number:*** 108758-0200

***Current Zoning District:*** Planned Unit Development (PUD) ORD #2007-0516

***Proposed Zoning District:*** Industrial Heavy (IH)

***Planning District:*** District 6-North

***Council District:*** District - 2

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

***Owner:*** CK Investments Financing, LLC  
501 Riverside Ave, Suite 700  
Jacksonville, FL 32202

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

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2024-0866** seeks to rezone 34.03 acres of undeveloped property from Planned Unit Development (PUD) to Industrial Heavy (IH) in order to allow for industrial uses. The Planning and Development Department finds that the subject property is located in the Heavy Industrial (HI) 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. Because of this, there is not an associated land use change. The applicant would like to rezone the property to Industrial Heavy in order to permit truck and trailer storage as well as other uses permitted in the Heavy Industrial Land Use Category and Industrial Heavy Zoning District.

Property is currently zoned PUD which was approved in 2007 which rezoned the property from Industrial Heavy to PUD. This conventional rezoning would be reverting the zoning back to the original district.

### **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 34.03-acre subject site is located at 0 Zoo Parkway (SR 105), a minor arterial roadway, slightly east of I-295. The east side of the subject site abuts a CSX railway. The property is in Council District 2 and the North Planning District. The property is also located in the Suburban Development Area as identified in the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

According to the Category Description within the Future Land Use Element (FLUE), heavy industrial uses involve creating or utilizing materials or products predominantly from extracted or raw materials or performing activities that potentially involve hazardous or commonly recognized offensive conditions. Heavy industrial uses are the most likely to produce adverse physical and environmental impacts on adjacent residential areas such as noise, land, air and water pollution and transportation conflicts. For this reason, heavy industrial land uses should be buffered by other less intense transitional land uses, such as office, light industrial or open space, etc., to protect residential and other sensitive land uses, i.e., schools, health care facilities, etc.

Heavy industrial uses shall be located with convenient access to the transportation network that includes major highways, railroad, airports and port facilities. Site access to roads classified as arterial or high on the Highway Functional Classification Map is preferred; except for sites located within the DIA's jurisdictional boundaries. Sites with railroad access and frontage on two highways are preferred locations for heavy industrial development

The proposed zoning change to IH is consistent with the HI land use category.

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

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

**Future Land Use Element**

**Goal 1**

To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

*The subject properties is located in the Suburban Development Area and per JEA Availability Letter dated September 16, 2024, JEA has water and sewer in the ROW in Zoo Pkwy. The proposed use will need to connect to City Water and City Sewer in order to be in compliance with Policy 1.2.9.*

**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.

**Airport Environment Zone**

The site is located within the 500-foot Height and Hazard Zone for the Jacksonville International 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).

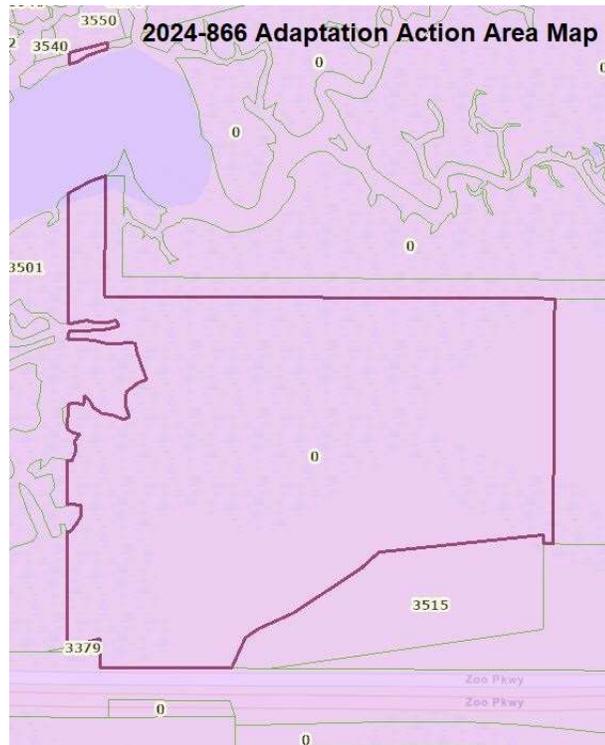
**Industrial Sanctuary Overlay**

The subject property is in an area identified on the Industrial Preservation Map as an Industrial Sanctuary. Industrial uses are crucial to the long-term economic well-being of the City and these areas are presumed to be appropriate for land use map amendments to industrial categories, subject to FLUE Objective 3.2 and supporting policies as well as other applicable objectives and policies. The Industrial Sanctuary is defined as a distinct geographical area predominately consisting of industrial uses and zoning districts and strategically located for future expansion and economic development.

### **Adaptation Action Area**

The subject site is in the Adaptation Action Area (AAA). The AAA boundary is a designation in the City's 2045 Comprehensive Plan which identifies areas that experience coastal flooding due to extreme high tides and storm surge, and that is vulnerable to the related impacts of rising sea levels for the purpose of prioritizing funding for infrastructure needs and adaptation planning. The AAA is defined as those areas within the projected limit of the Category 3 storm surge zone, those connected areas of the 100-year and 500-year Flood Zone, and additional areas determined through detailed flood analysis.

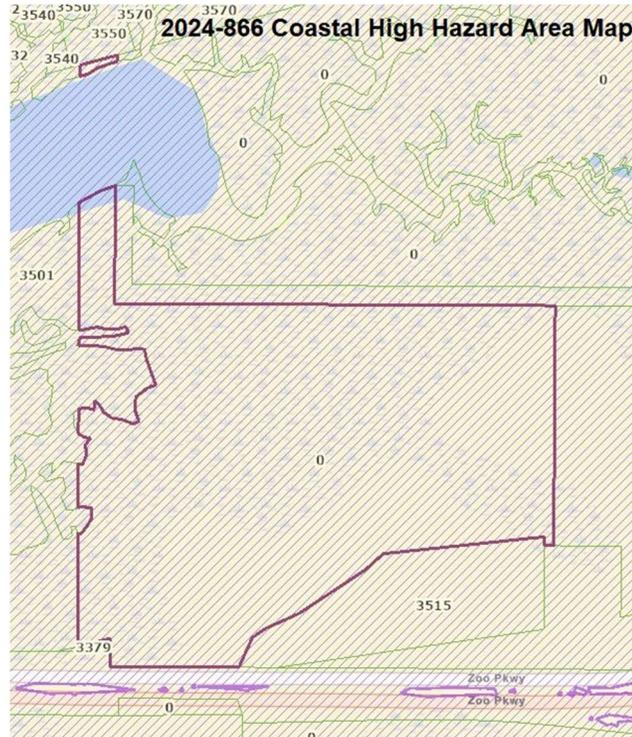
The applicant is encouraged to consider site design measures, such as clustering development away from the AAA, to protect development from the impacts of flooding.



### **Coastal High Hazard Area (CHHA)**

The subject site is located within a Coastal High Hazard Area (CHHA), as defined by Sections 163.3178(2)(h) and 163.3164(1), Florida Statutes. The Coastal High Hazard Area (CHHA) is the area below the elevation of the Category 1 storm surge line as established by the Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model as established by the most current Northeast Florida Hurricane Evacuation Study. It is shown on The Coastal High Hazard Areas (CHHA) and Hurricane Evacuation Zones Map.

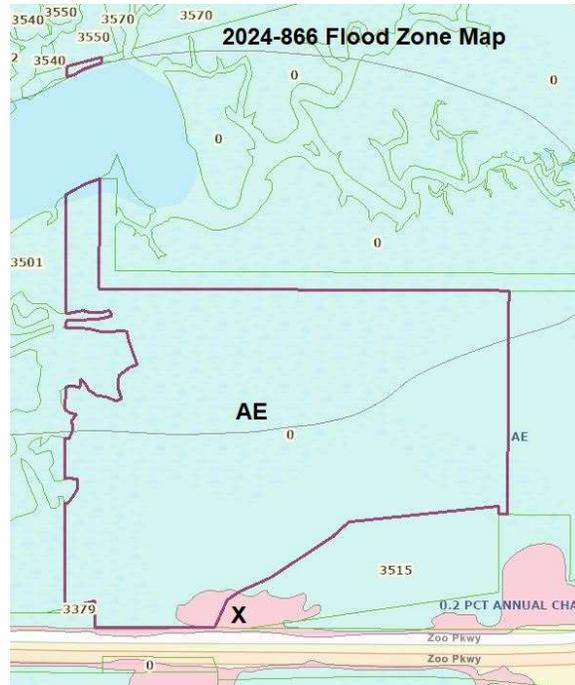
The map below shows the portion of the property within the CHHA.



### **Flood Zones**

The subject site is located within the AE flood zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100-years. There is a 1-percent chance that a storm of this magnitude will occur in any given year.

The AE flood zone is defined as areas within the 100-year floodplain or SFHA where flood insurance is mandatory. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.



**Manatee Protection Plan – Boat Facility Siting Zone**

The subject property is located on a small cove of Dunn Creek and within an area that falls within the jurisdiction of the Manatee Protection Plan Boat Facility Siting Zone. According to the Boat Facility Siting Zones of the Manatee Protection Plan, The cove of Dunn Creek is an area of acceptable zone with conditions. Development of docks may occur in that area if the development is proposed at a level of five docks for every 100 feet of shoreline owned or controlled by the applicant. For example: This site has 266 feet of shoreline on both sides of the cove. In order to calculate the allowable number of slips, 266 is rounded up to the next one hundred foot increment (300), then divided by 100 which equals five (3). That number is multiplied by the slip to shoreline ratio five (5). In this example, fifteen (15) would be the allowable number of slips.) Permits must be approved by the Florida Department of Environmental Protection and the St. Johns River Water Management District.

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. If approved as recommended by the Staff of the Planning and Development Department, the subject property will be rezoned from PUD to IH in order to allow for industrial uses.

**SURROUNDING LAND USE AND ZONING**

The subject site is located to the north of Zoo Pkwy between August Drive and I-295. It is also located within the Suburban Development Area, Planning District 6 and Council District 2. The 34.04-acre subject site is currently located in the HI land use category. The property is bordered to the west, north and east by the Industrial Heavy district, where to the west, it is being used as truck storage while the northern and eastern properties are vacant. The adjacent land use categories and zoning districts are as follows:

| Adjacent Property | Land Use Category | Zoning District | Current Use   |
|-------------------|-------------------|-----------------|---------------|
| North             | HI                | IH              | Vacant        |
| South             | WD/WR             | IW              | Vacant        |
| East              | HI                | IH              | Vacant        |
| West              | Hi                | IH              | Truck Storage |

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

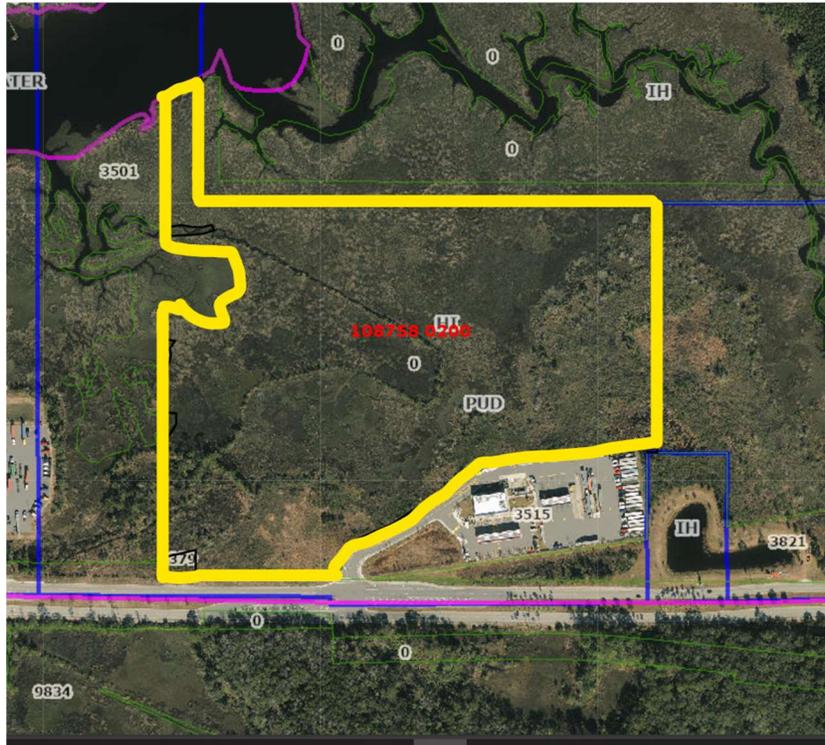
### SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on November 6<sup>th</sup>, by the Planning and Development Department, the required Notice of Public Hearing sign was posted.



**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2024-0866** be **APPROVED**.



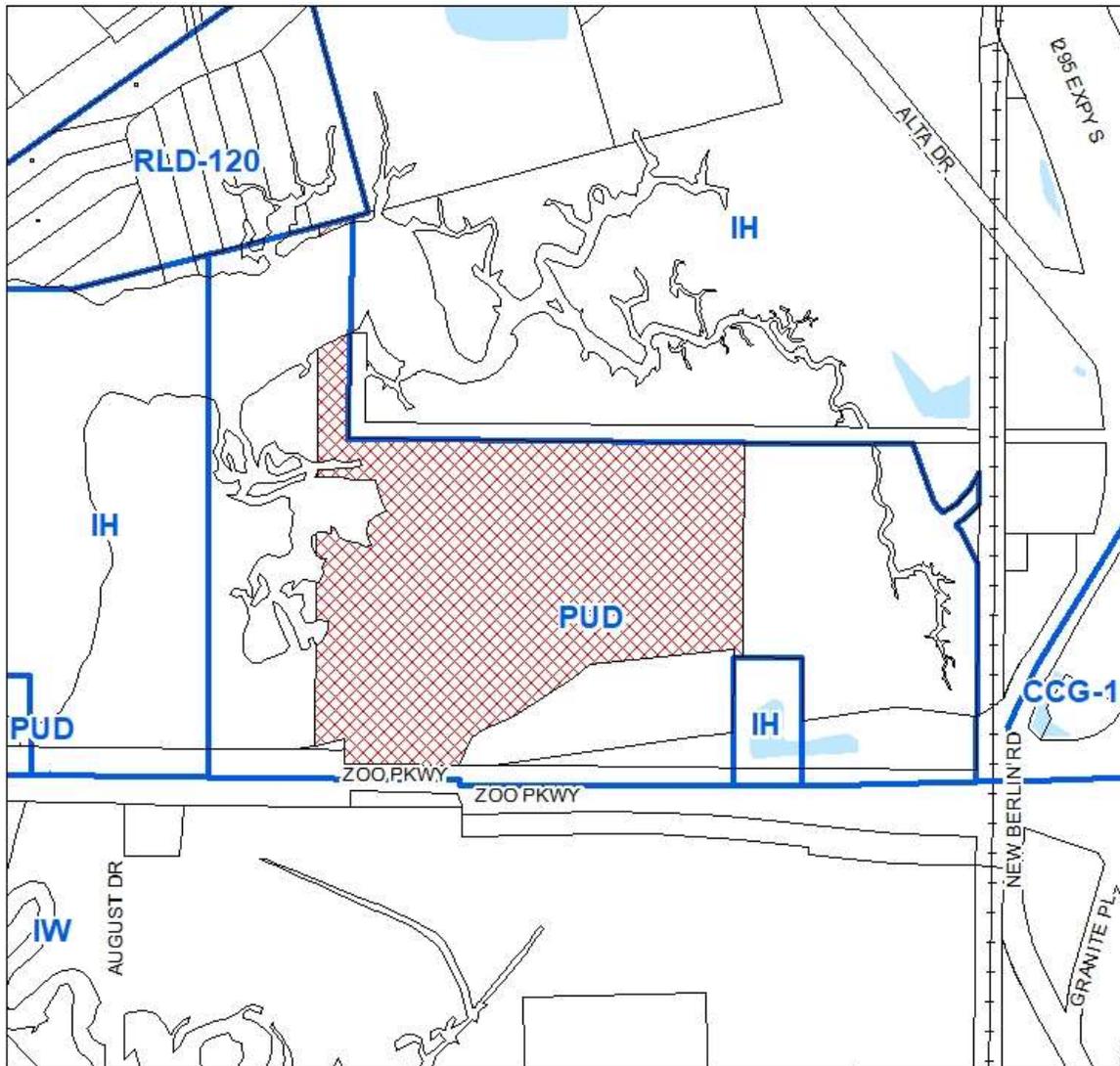
**Aerial View**

**Source: JaxGIS Map**



**Subject Site**

**Source: Google Maps**

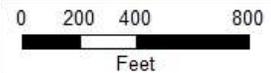
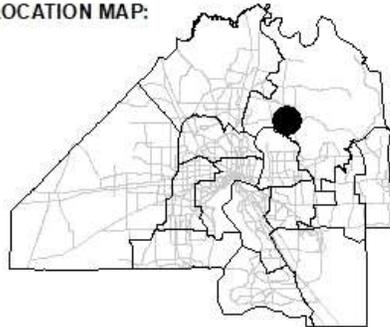


REQUEST SOUGHT:

FROM: PUD

TO: IH

LOCATION MAP:



COUNCIL DISTRICT:

2

TRACKING NUMBER

T-2024-5841

EXHIBIT 2  
PAGE 1 OF 1

Legal Map  
Source: JaxGIS Map