

# City of Jacksonville, Florida

*Lenny Curry, Mayor*

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

November 19, 2020

The Honorable Tommy Hazouri, President  
The Honorable Michael Boylan, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report  
Ordinance No.: 2020-655**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan  
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: **Deny**

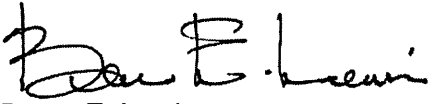
Planning Commission Commentary: There were no speakers in opposition. The Commissioners felt it would be inappropriate to add industrial uses to this side of Kings Avenue.

Planning Commission Vote: 6-0

|                         |        |
|-------------------------|--------|
| Joshua Garrison, Chair  | Aye    |
| Dawn Motes, Vice Chair  | Absent |
| David Hacker, Secretary | Aye    |
| Marshall Adkison        | Absent |
| Daniel Blanchard        | Aye    |
| Ian Brown               | Aye    |
| Alex Moldovan           | Aye    |
| 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 written in a cursive style with a large initial "B".

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 2020-0655****NOVEMBER 19, 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 2020-0655.

***Location:*** 0 Old Kings Road

***Real Estate Number:*** 003118-0010, 003115-0100, 003113-0010

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

***Proposed Zoning District:*** Industrial Light (IL)

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

***Proposed Land Use Category:*** Light Industrial (LI)

***Planning District:*** District 5—Northwest

***Applicant/Owner:*** Gina Bradley  
5810 Stuart Avenue  
Jacksonville, FL 32254

***Staff Recommendation:*** DENY

**GENERAL INFORMATION**

Application for Rezoning Ordinance 2020-0655 seeks to rezone 0.75± acres of undeveloped property from Residential Low Density-60 (RLD-60) to Industrial Light (IL) in order to permit outdoor storage of trailers, RVs, and business equipment. 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 2030 Comprehensive Plan. However, there is a companion Application for Small-Scale Semi-Annual Land Use Amendment to the Future Land Use Map Series L-5475-20C (**Ordinance 2020-0654**) that seeks to amend the portion of the site that is within the Low Density Residential (LDR) land use category to Light Industrial (LI).

The subject properties are located to the east of Old Kings Road between Paragon Street and Armco Street and are currently vacant undeveloped parcels. The east side of Old Kings Road is

predominately residentially zoned with a mix of Residential Low Density-60 (RLD-60), Residential Rural-Acre (RR-Acre) and Agriculture (AGR). The west side of Old Kings Road is predominately Industrial zoned with both Industrial Light (IL) and Industrial High (IH) resulting in Old Kings Road acting as a physical divide line separating industrial uses to the west and residential properties to the east. The surrounding properties are all developed with single family dwellings and the department finds the proliferation of IL into the east side of Old Kings Road is not justification for an up zoning for one specific use. While the applicant has expressed that the intended use of the property is for outside storage the additional industrial uses that would be permitted for the site in IL zoning district would be too intense for the site. Approval of this application will set a precedence for future properties owners to request the same rezoning.

### **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. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning and Development Department finds the subject property to be located in the Light Industrial (LI) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. The Industrial Light (IL) Zoning District is a primary zoning district within the Light Industrial functional land use category. The site is also located in Planning District 5 and Council District 8.

According to the Category Description within the Future Land Use Element (FLUE), Light Industrial (LI) is a category that provides for the location of industrial uses which have fewer objectionable impacts than Heavy Industrial (HI) on residential areas such as noise, odor, toxic chemicals and waste. Site access to roads classified as collector or higher on the Highway Functional Classification Map is preferred.

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

No. This rezoning does not further the Goals, Objectives and Policies of the 2030

Comprehensive Plan, including the following:  
**Future Land Use Element**

**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.

*Approval of this rezoning request would create uses not compatible with the development patterns of the area and promote urban sprawl into a residential neighborhood. Therefore this request would not be in compliance with Objective 1.1.*

**Policy 1.1.10**

Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

*Approval of this application will set a precedence for future lots to request the same rezoning and will not achieve a well-balanced transition of densities and intensities from residential to non-residential within the area. The Old Kings Road serves as a division between the industrial properties to the west and the residential properties to the east. Due to these reasons listed this request will not be in compliance with Policy 1.1.10.*

**Policy 3.1.3**

Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

**Archaeological Sensitivity**

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low sensitivity for the presence of archaeological resources. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

**Historic Preservation Element (HPE)**

**Policy 1.2.6**

The Planning and Development Department shall maintain and update for planning and permitting purposes, a U.S.G.S. series of topographic maps upon which recorded archaeological sites are shown.

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

No. The proposed rezoning does not conflict with any portions of the City's land use regulations. If approved, the subject property will be permitted for outdoor storage of trailers, RVs, and business equipment which would be held to standards of the City's land use regulations but is not consistent with the surrounding uses and does not support the Goals, Objectives and Policies of the 2030 Comprehensive Plan.

**SURROUNDING LAND USE AND ZONING**

The subject site is located on the east side of Old Kings Road, a minor arterial roadway and is located in the Suburban Development Area. The site is located in Council District 8, Planning District 5, and within the boundaries of the Northwest Vision Plan. The properties that surround the subject site on the north, south and east are all developed with single family dwellings zoned Residential Low Density-60 (RLD-60). Further north along Old Kings Road the properties move from RLD-60 to RR-Acre/AGR. The west side of Old Kings Road is predominately industrial zoned with both Industrial Light (IL) and Industrial High (IH). The property to the west of the subject property is an industrial outdoor storage of commercial vehicles. Staff does not think the intensification of the Zoning District on the east side of Old Kings Road furthers the 2030 Comprehensive Plan's GOPs.

| <b>Adjacent Property</b> | <b>Land Use Category</b> | <b>Zoning District</b> | <b>Current Use</b>      |
|--------------------------|--------------------------|------------------------|-------------------------|
| <b>North</b>             | LDR                      | RLD-60                 | Single Family Dwellings |
| <b>South</b>             | LDR                      | RLD-60                 | Single Family Dwellings |
| <b>East</b>              | LDR                      | RLD-60                 | Single Family Dwellings |
| <b>West</b>              | LI                       | IL                     | Industrial              |

It is the opinion of the Planning and Development Department that the requested rezoning to IL will not be consistent and compatible with the surrounding uses.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on November 2, 2020 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 2020-0655 be **DENIED**.



Aerial View

Source: JaxGIS Map



**View of Subject Property**

**Source: Planning & Development Department 11/02/2020**



**View of Property to the East**

**Source: Planning & Development Department 11/02/2020**





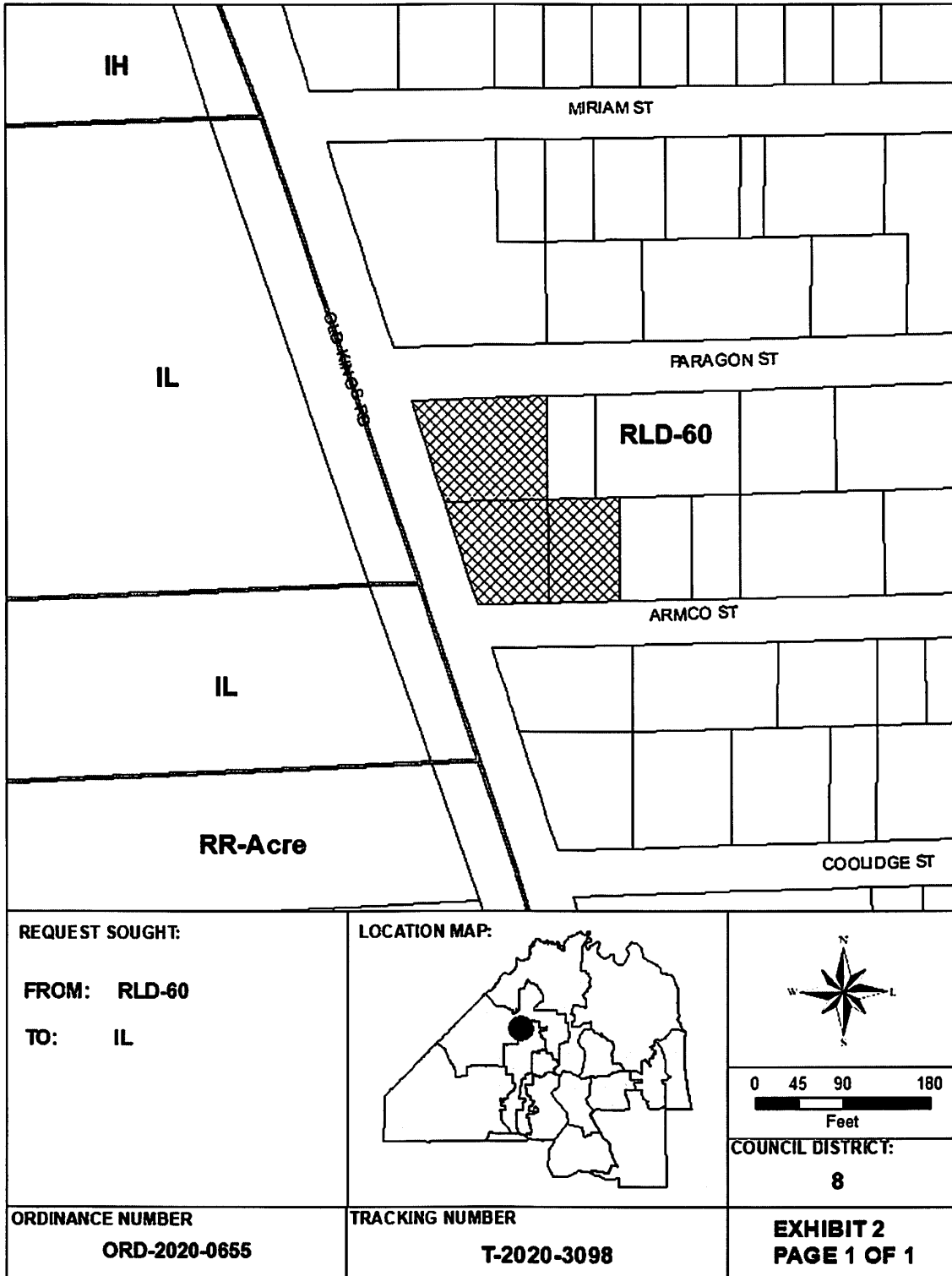
**View of Property to the South**

**Source: Planning & Development Department 11/02/2020**



**View of Property to the West**

**Source: Planning & Development Department 11/02/2020**



Legal Map  
 Source: JaxGIS Map

### Application For Rezoning To Conventional Zoning District

#### Planning and Development Department Info

Ordinance # 2020-0655 Staff Sign-Off/Date ELA / 10/27/2020

Filing Date 10/27/2020 Number of Signs to Post 2

#### Hearing Dates:

1st City Council 11/24/2020 Planning Commission 11/19/2020

Land Use & Zoning 12/01/2020 2nd City Council 12/08/2020

Neighborhood Association KINLOCK CIVIC ASSOCIATION

Neighborhood Action Plan/Corridor Study N/A

#### Application Info

Tracking # 3098

Application Status FILED COMPLETE

Date Started 09/01/2020

Date Submitted 09/02/2020

#### General Information On Applicant

| Last Name | First Name | Middle Name |
|-----------|------------|-------------|
| BRADLEY   | GINA       | T           |

Company Name

Mailing Address  
5810 STUART AVENUE

| City         | State | Zip Code |
|--------------|-------|----------|
| JACKSONVILLE | FL    | 32254    |

| Phone      | Fax | Email                |
|------------|-----|----------------------|
| 9043358711 | 904 | GMTBRADLEY@GMAIL.COM |

#### General Information On Owner(s)

Check to fill first Owner with Applicant Info

| Last Name | First Name | Middle Name |
|-----------|------------|-------------|
| BRADLEY   | GINA       | T           |

Company/Trust Name

Mailing Address  
5810 STUART AVENUE

| City         | State | Zip Code |
|--------------|-------|----------|
| JACKSONVILLE | FL    | 32254    |

| Phone      | Fax | Email                |
|------------|-----|----------------------|
| 9043358711 | 904 | GMTBRADLEY@GMAIL.COM |

#### 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 | 003118 0010 | 8                | 5                 | RLD-60                  | IL                 |

Map

|     |             |   |   |        |    |
|-----|-------------|---|---|--------|----|
|     | 003115 0100 | 8 | 5 | RLD-60 | IL |
| Map | 003113 0010 | 8 | 5 | RLD-60 | IL |

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

**Existing Land Use Category**

LDR

**Land Use Category Proposed?**

**If Yes, State Land Use Application #**

**Total Land Area (Nearest 1/100th of an Acre)** 0.75

**Justification For Rezoning Application**

WOULD LIKE TO STORE MULTIPLE WORK TRAILERS, RV, AND BUSINESS EQUIPMENT. STORAGE PURPOSES ONLY. CURRENT LAND IS VACANT AND SURROUNDED BY LIGHT INDUSTRIAL, MOBILE HOMES, RESIDENTIAL, AND SOMEWHAT ECLECTIC OTHER.

**Location Of Property**

**General Location**

GOLFAIR TERRANCE

| House # | Street Name, Type and Direction | Zip Code |
|---------|---------------------------------|----------|
|         | OLD KINGS RD                    |          |

**Between Streets**

OLD KINGS ROAD and ARMCO ST.

**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

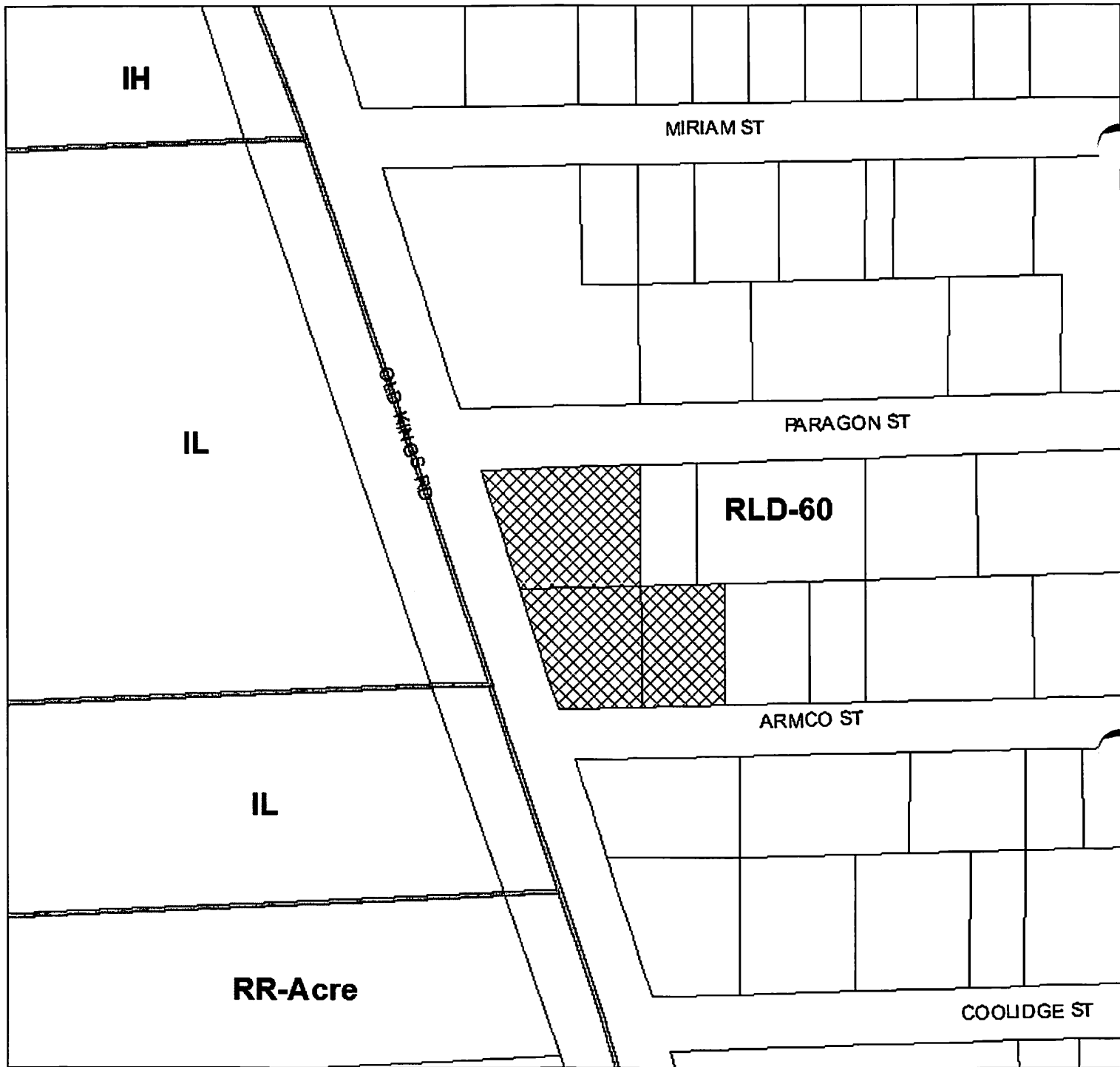
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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  
0.75 Acres @ \$10.00 /acre: \$10.00
- 3) Plus Notification Costs Per Addressee  
40 Notifications @ \$7.00 /each: \$280.00
- 4) Total Rezoning Application Cost: \$2,290.00

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

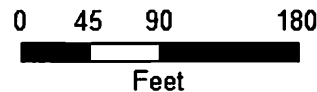
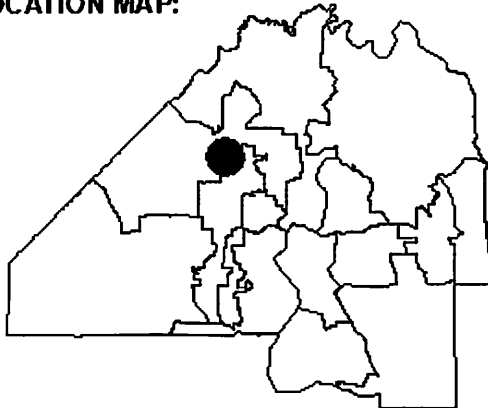


**REQUEST SOUGHT:**

**FROM: RLD-60**

**TO: IL**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**8**

**TRACKING NUMBER**

**T-2020-3098**

**EXHIBIT 2  
PAGE 1 OF 1**

# Legal Description

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## Parcel One

9-43 24-1S-25E .181  
Golfair Terrace  
Lots 22 to 24 Blk G

## Parcel Two

9-43 24-1S-25E .233  
Golfair Terrace  
Lots 25 to 28 Blk G

## Parcel Three

9-43 24-1S-25E .301  
Golfair Terrace  
Lots 29,30,31,32 Blk G