



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

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.: 2024-311 **Application for: Conventional Rezoning**

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**

This rezoning is subject to the following exhibits:

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions: **None**

Planning Department conditions: **None**

Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There was little discussion by the commission regarding the Ordinance.

Planning Commission Vote: **7-0**

Charles Garrison, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mark McGowan, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Aye
Julius Harden	Aye
Mon'e Holder	Absent
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 FOR**APPLICATION FOR REZONING ORDINANCE 2024-0311****May 23, 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 **2024-0311**.

Location: 5310 Phillips Highway

Real Estate Number: 152986-0010

Current Zoning District: Commercial Community General-2 (CCG-2)

Proposed Zoning District: Industrial Light (IL)

Current Land Use Category: Community General Commercial (CGC)

Proposed Land Use Category: Light Industrial (LI)

Planning District: District 3 - Southeast

Council District: District 5

Applicant/Owner: Jasmin Hadziobdic
Philips Center Plaza, LLC
4333 Shallow Lake Drive
Jacksonville, Florida 32258

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2024-0311** seeks to rezone 1.85± acres of a property from Commercial Community General-2 (CCG-2) to Industrial Light (IL). The subject site is located along Phillips Highway, an area that has been zoned both commercial and industrial. The subject property has been zoned as a commercial zoning district for several decades. The southeastern property was also commercial until it was rezoned to IL under Ordinance 2003-0801. The applicant is seeking to rezone the site to Industrial Light to allow for light industrial uses on the property. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) 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. There is a companion Land Use Amendment, **2024-0310**

(L-5926-24C). The proposed Land Use Amendment is for Community General Commercial (CGC) to Light Industrial (LI).

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 1.85-acre subject site is located along the west side of Philips Highway (US-1), a FDOT principal arterial roadway, between University Boulevard, a minor arterial roadway, and Emerson Street, a collector roadway. The site is currently used for parking and open storage.

The applicant seeks to rezone from CCG-2 to IL to allow for light industrial uses on the property. A companion Future Land Use Map (FLUM) amendment was also filed for this site from CGC to LI (L-5926-24C / Ordinance 2024-310) which is pending concurrently with this application.

Light Industrial (LI) is a category which provides for the location of industrial uses that are able to be performed in such a manner as to control the external effects of the process, such as smoke, noise, soot, dirt, vibration, odor, etc. Uses within this category, other than outside storage, shall be conducted within an enclosed building. Generally, light industrial uses involve materials that have previously been prepared, or raw materials that do not need refining. These uses do not create a noticeable amount of noise, dust, odor, smoke, glare or vibration outside of the building or on the site in which the activity takes place. Principal uses include, but are not limited to, Light assembly and manufacturing; Packaging; Processing; Manufacturing of paints, enamels and allied products; Concrete batching plants; Storage/warehousing; and Distribution.

The proposed rezoning to IL is consistent with the proposed LI land use pursuant to Ordinance 2024-0310.

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. According to the Future Land Use Element (FLUE).

Future Land Use Element:

Goal 1

To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness 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 property is surrounded by the Industrial Light (IL) zoning district along the north, west, and south property boundaries. This rezoning, if approved, would become more consistent with the surrounding area and minimize threats as similar uses to the requested rezoning have been operating in this area.

Policy 3.2.1

The City shall encourage development of commercial and light/service industrial uses in the form of nodes, corridor development, centers, or parks.

The subject property is currently zoned for commercial uses but is surrounded by light industrial uses and the IL zoning district. This section of Philips Highway consists of several light industrial uses and if approved, this rezoning will be consistent with the area.

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

No. If the proposed Land Use Amendment is approved, the proposed rezoning would not be 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 CCG-2 to IL to allow for light industrial uses within the Light Industrial Functional Land Use Category.

SURROUNDING LAND USE AND ZONING

The subject property is located on the southwest side of Philips Highway, classified as a FDOT principal arterial roadway. The surrounding land uses and zoning districts have only changed slightly over several decades, but the adjacent property to the northeast was rezoned from CCG-2 to IL under Ordinance 2003-0801. Properties along Garden Street in the immediate area consist

of warehousing, service garages, and light manufacturing uses to name a few. The adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LI	IL	Service Garage
South	LI	IL	Service garage, Warehouse
East	LI/CGC	IL/CGC	Open storage, service garage
West	LI	IL	Lumber yard/mill

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

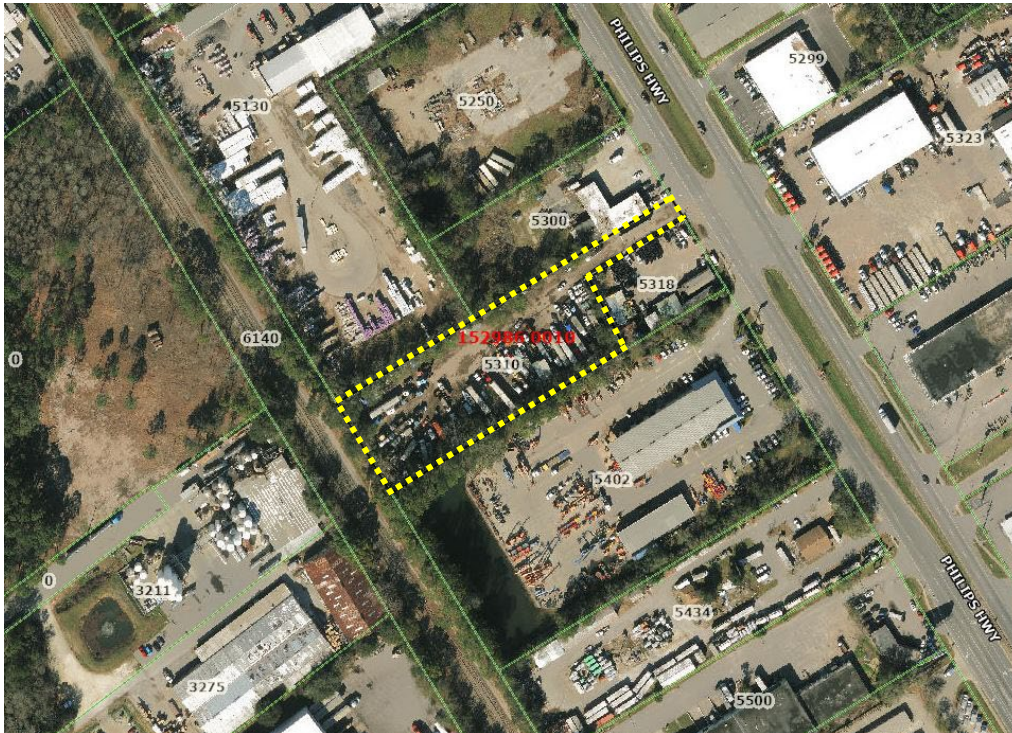
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **May 13, 2024**, by the Planning and Development Department, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

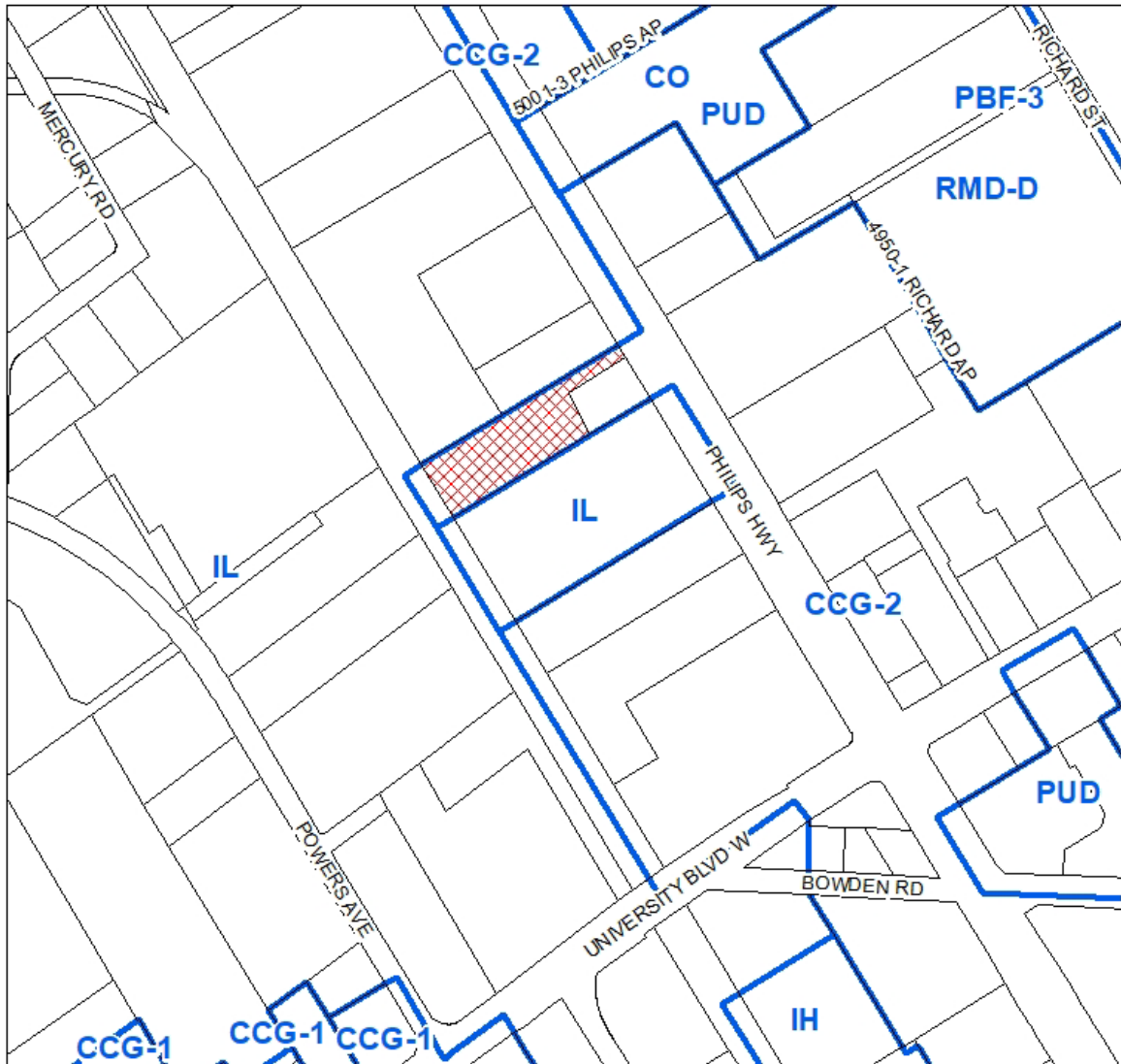
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2024-0311** be **APPROVED**.

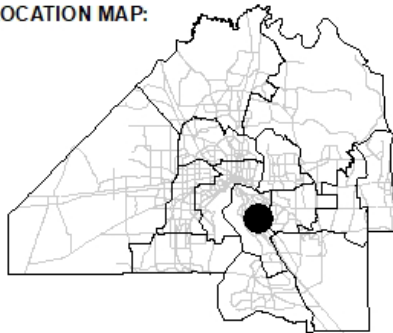
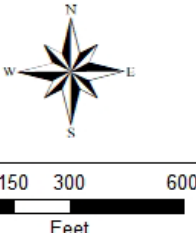


Aerial View



View of the Subject Site



<p>REQUEST SOUGHT:</p> <p>FROM: CCG-2</p> <p>TO: IL</p>	<p>LOCATION MAP:</p>  <p>TRACKING NUMBER</p> <p>T-2024-5501</p>	 <p>COUNCIL DISTRICT:</p> <p>5</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>
---	--	---

Legal Map