

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 18, 2021

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.: 2021-775**

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: **Approve**

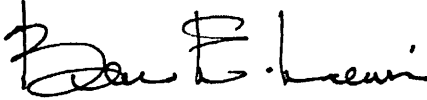
Planning Commission Recommendation: **Approve**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

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

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 OF**APPLICATION FOR REZONING ORDINANCE 2021-0775****NOVEMBER 18, 2021**

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 **2021-0775**.

Location: 2002 18th Street East

Real Estate Number: 113451-1005

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: Urban Core, District 1

Applicant: Clifford Baker
Jacksonville Port Authority
2831 Talleyrand Avenue
Jacksonville, Florida 32206

Owner: James Bennett
Jacksonville Port Authority
2831 Talleyrand Avenue
Jacksonville, Florida 32206

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2021-0775** seeks to rezone 1.98± acres of a property from Residential Low Density-60 (RLD-60) to Industrial Light (IL). The property is located in the Low Density Residential (LDR) land use category within the Urban Priority Area of the Future Land Use Element of the 2030 Comprehensive Plan. Land-Use Companion application **L-5594-21C (Ord. #2021-0774)** is requesting Land-Use change from Low Density Residential (LDR) to Light Industrial (LI). The 27 acre property is currently owned by Jacksonville Port Authority and is split zoned between Industrial Heavy (6.84 acres), Industrial Light (17.65 acres) and Residential Low

Density-60 (1.98 acres). Jaxport is preparing the property to be leased by a new port tenant and to make the property leasable to tenants the owner is requesting to rezone the portion of the property zoned RLD-60 to IL. Approval of this rezoning will make the entire parcel consistent and zoned for industrial uses.

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 Medium Density Residential (MDR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. Land-Use Companion application L-5594-21C (Ord. #2021-0774) is requesting Land-Use change from Low Density Residential (LDR) to Light Industrial (LI).

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

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. The LI Future Land Use Category is intended to provide for location of industrial uses which have fewer objectionable impacts than Heavy Industrial (HI) on residential areas such as noise, odor, toxic chemical and wastes. Generally, light assembly, manufacturing, packing, processing, and storage/warehousing are principal uses in this category.

Future Land Use Element

Policy 1.2.9

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to

the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

The subject property is located in the Urban Priority Area and will be served by both centralized Water and Sewer. The proposed use will be in compliance with Policy 1.2.9.

Industrial Zones

The subject property is located within the “Industrial Situational Compatibility” Zone. “Industrial Sanctuary” and “Industrial Situational Compatibility” Zones are areas identified on the Industrial Preservation Map (Map L-23) of the Future Land Use Map series of the Future Land Use Element of the 2030 Comprehensive Plan as strategically located industrial lands for future industrial expansion and economic development.

Policy 3.2.29

The City shall continue to update its comprehensive inventory and mapping of Industrial lands to identify and protect existing strategically located industrial lands for future expansion and economic development. These areas are crucial to the long-term economic well-being of the City and are identified on the Industrial Preservation Map (Map L-23) as “Industrial Sanctuary” or “Areas of Situational Compatibility”.

Policy 3.2.30

The area shown on the Industrial Preservation Map (Map L-23) as “Industrial Sanctuary” or “Areas of Situational Compatibility” are presumed to be appropriate for land use map amendments to industrial categories, subject to a case-by-case review of consistency with State and regional plans and the Comprehensive Plan.

Brownfield Study Area

The property is located within the Downtown Brownfield Pilot Area. The City of Jacksonville designated properties in the downtown area as a Pilot Program Brownfield Area by City Council Resolution Number 2000-125-A. The property owner may request the property be designated a Brownfield Site. A Brownfield Site is property where the expansion, redevelopment, or reuse of the property may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant. The property owner may qualify for tax credits.

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 RLD-60 to IL in order bring the entire property under the same zoning of Industrial.

SURROUNDING LAND USE AND ZONING

The 1.98± parcel is located at the corner of Thelma Street and 20th Street East and is located within the Urban Priority Development Area, Planning District 1 and Council District 7. This small portion of the 27 acre property is zoned Residential Low Density and has single family dwelling to the north and west. Properties to the east are all zoned Industrial Light and uses include warehousing/ distribution, open storage and manufacturing. The remain 25 acres of the property is a mix between Industrial Light and Industrial Heavy and is owned and operated by Jacksonville Port Authority with outside storage and warehousing.

The adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RLD-60	Single Family Dwellings
South	LI	IL	Vacant
East	LI	IL	Warehouse/ Distribution
West	LDR	RLD-60	Single Family Dwellings

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.

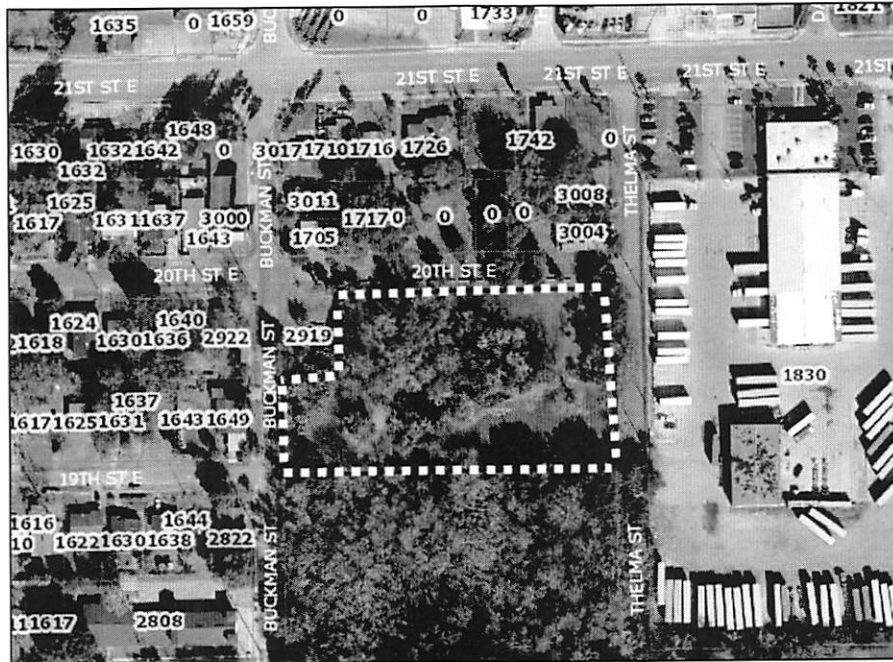
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **November 4, 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 2021-0775 be **APPROVED**.



Aerial View

Source: JaxGIS Map



Subject Site

Source: Planning & Development Department 11/04/2021



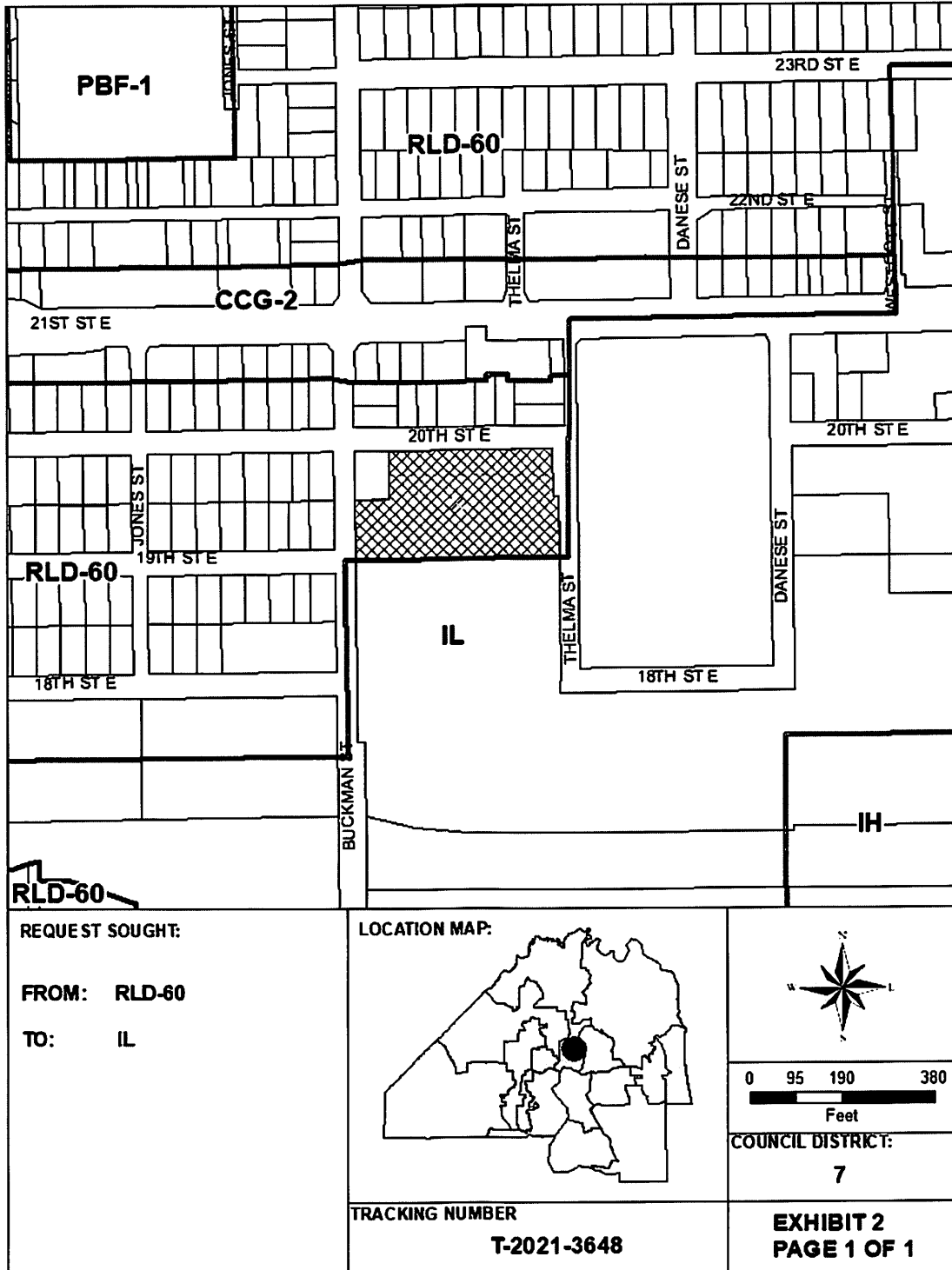
View of Property to the East

Source: Planning & Development Department 11/04/2021



View of Property to the North

Source: Planning & Development Department 11/04/2021



Legal Map
 Source: JaxGIS Map

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2021-0775 **Staff Sign-Off/Date** ELA / 10/11/2021
Filing Date 10/26/2021 **Number of Signs to Post** 3
Hearing Dates:
1st City Council 11/23/2021 **Planning Commission** 11/18/2021
Land Use & Zoning 12/07/2021 **2nd City Council** 12/14/2021
Neighborhood Association HISTORIC EASTSIDE COMMUNITY DEV CORP, JACKSONVILLE
 CULTURAL DEVL P CORP, WE MAKE THE SHIRTS
Neighborhood Action Plan/Corridor Study JAX PORT TALLEYRAND AREA WIDE

Application Info

Tracking # 3648 **Application Status** FILED COMPLETE
Date Started 07/06/2021 **Date Submitted** 07/09/2021

General Information On Applicant

Last Name BAKER **First Name** CLIFFORD **Middle Name** CHARLES
Company Name
 JACKSONVILLE PORT AUTHORITY
Mailing Address
 2831 TALLEYRAND AVE
City JACKSONVILLE **State** FL **Zip Code** 32206
Phone 9043573090 **Fax** 904357 **Email** CLIFF.BAKER@JAXPORT.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name BENNETT **First Name** JAMES **Middle Name**
Company/Trust Name
 JACKSONVILLE PORT AUTHORITY
Mailing Address
 2831 TALLEYRAND AVE
City JACKSONVILLE **State** FL **Zip Code** 32206
Phone 9043573001 **Fax** **Email** JAMES.BENNETT@JAXPORT.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 113451 1005	7	1	RLD-60	IL

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

Existing Land Use Category

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

5594

Total Land Area (Nearest 1/100th of an Acre) 1.98**Justification For Rezoning Application**

THIS APPROXIMATELY 27 ACRE PROPERTY CURRENTLY HAS THREE ZONING DESIGNATIONS: IH - 6.84 AC; IL - 17.65 AC; AND RLD-60 - 1.98 AC. JAXPORT IS PREPARING THIS PROPERTY FOR LEASE TO NEW PORT TENANTS. TO MAKE THIS PROPERTY LEASABLE TO TENANTS, THE ENTIRE PROPERTY MUST HAVE AT LEAST IL ZONING AND LI LAND USE. THE HIGHEST AND BEST USE FOR THE ENTIRE PROPERTY IS TO REZONE THE 1.98 ACRE RLD-60 PARCEL SO THAT IT IS CONSISTENT WITH THE REMAINING PARCEL THAT ARE ZONED IL AND IH.

Location Of Property**General Location**

TALLEYRAND PORT DISTRICT

House #	Street Name, Type and Direction	Zip Code
2002	18TH ST E	32206

Between Streets

BUCKMAN ST and TALLEYRAND AVE

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

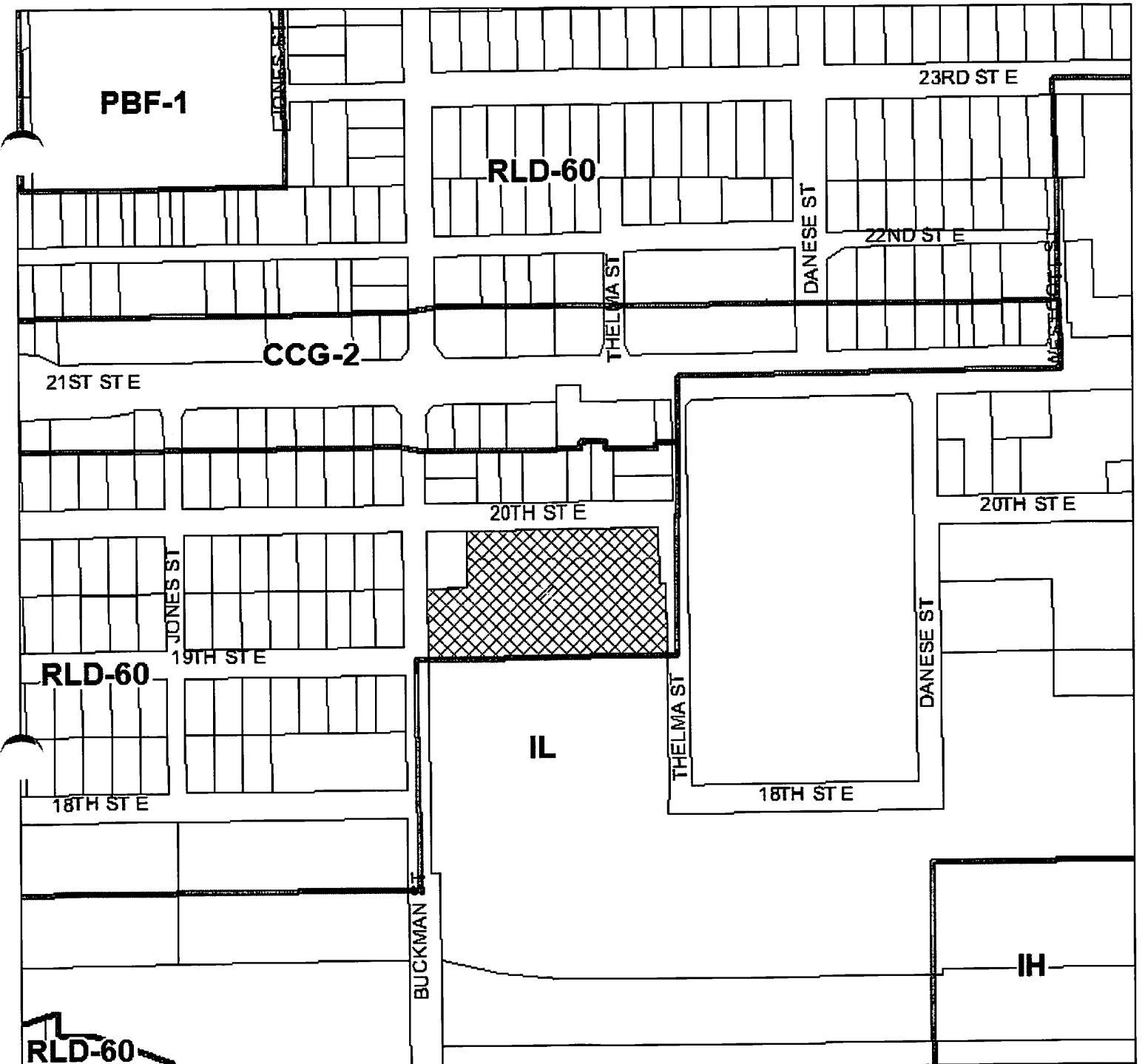
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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
1.98 Acres @ \$10.00 /acre: \$20.00
- 3) Plus Notification Costs Per Addressee
50 Notifications @ \$7.00 /each: \$350.00
- 4) Total Rezoning Application Cost: \$2,370.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

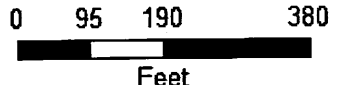
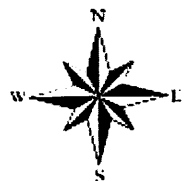
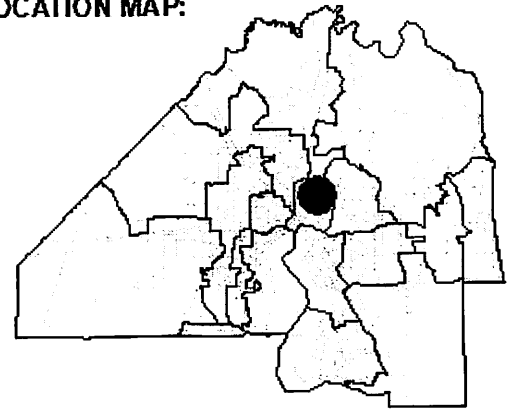


REQUEST SOUGHT:

FROM: RLD-60

TO: IL

LOCATION MAP:



COUNCIL DISTRICT:

7

TRACKING NUMBER

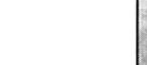
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**EXHIBIT 2
PAGE 1 OF 1**

ITEM	CURRENT ZONE	PROPOSED ZONE	SIZE	ACRES
A	RLD-60	IL	1.9	AC
B	IL	IL (NO CHANGE)	18.34	AC
C	IH	HI (NO CHANGE)	6.86	AC
TOTAL			27.1	AC

TMT AREAS

TALLEYRAND MARINE TERMINAL
 JAXPORT APPLICATION FOR ZONING I IL
 TRACK #3648 RE# 113451-1005



PROPERTY ADDRESS:
2002 18TH ST. E
JACKSONVILLE, FL 32206

JAXPORT ENGINEERING & CONSTRUCTION
 DEPARTMENT
 2831 TALLEYRAND AVENUE
 JACKSONVILLE, FL 32206

SHEET 1 OF 1

DATE 7/12/21
SCALE NTS