



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
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Jacksonville, FL 32202
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Jacksonville.gov

September 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.: 2024-605**

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	Absent
Mark McGowan, Secretary	Aye
Lamonte Carter	Absent
Amy Fu	Absent
Julius Harden	Aye
Mon'e Holder	Aye

Ali Marar	Aye
Jack Meeks	Absent
Lisa King (Alternate)	Aye

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
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2024-605

SEPTEMBER 5, 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 **2024-605**.

Location: 6612, 6624 Pickettville Road between Kenny Road and I-295

Real Estate Numbers: 004357-0000, 004357-0010

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: Northwest, District 5

Council District: 10

Applicant/Agent: Wyman Duggan, Esq.
Rogers Towers, PA
1301 Riverplace Boulevard, Suite 1500
Jacksonville, FL 32202

Owner JB Coxwell Contracting, Inc.
6741 West Lloyd Road
Jacksonville, Florida 32254

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2024-605** seeks to rezone a parcel, approximately 1.25 acres, from the RLD-60 to the IL Zoning District for industrial uses. Currently, there are two single family houses on each parcel. The parcels to the west and south were rezoned from RLD-60 to IL by Ordinance 2023-418.

STANDARDS, CRITERIA AND FINDINGS

1. Is the proposed rezoning consistent with the 2045 Comprehensive Plan?

Yes. 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 2045 Comprehensive Plan. However, there is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series L-5949-24C (Ordinance 2024-604) that seeks to amend the portion of the site that is within the Low Density Residential (LDR) land use category to Light Industrial (LI). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5949-24C be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2045 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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

Yes, the proposed rezoning furthers the following goals, objectives, and policies of the 2045 Comprehensive Plan's Future Land Use Element:

Future Land Use Element Policy 1.1.7 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.

The subject property is located around properties that are zoned Industrial Light (IL) west and south of the property and Residential Low Density-60 (RLD-60) north and east of the property. This subject property will act as a transitional zoning district between light industrial and the residential district. The proposed rezoning of IL will be compatible with other uses already existing within the surrounding area.

Future Land Use Element 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.

The surrounding area southwest of the subject property is Industrial Light (IL) with areas farther south being Industrial Heavy (IH). If approved, this rezoning to Industrial Light (IL) will promote the emerging industrial area further.

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low, medium and high sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey on the portion of the site that is in a high sensitivity area. 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 Policy 1.2.2 The City shall continue to review new development for the potential of archeologically significant sites. The City shall utilize the most current version of the Archeological Sensitivity Predictive Model to identify areas of high probability for artifact concentrations.

Historic Preservation Element Policy 1.2.5 The Planning and Development Department shall maintain and update for planning and permitting purposes, a series of GIS data layers and maps depicting recorded archaeological sites, historic districts and local landmarks.

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 pending approval of the Land Use Companion Application L-5949-24C (Ordinance 2024-604).

SURROUNDING LAND USE AND ZONING

The 1.25 acre parcel is surrounded by single family dwellings to the north and east and open storage to the west and south. 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. The adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR	RLD-60	Single family dwellings
East	LDR	RLD-60	Single family dwelling
South	LI	IL (23-418)	Undeveloped
West	LI	IL (23-418)	Tractor/trailer storage

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on August 30, 2024, the required Notice of Public Hearing signs were posted.

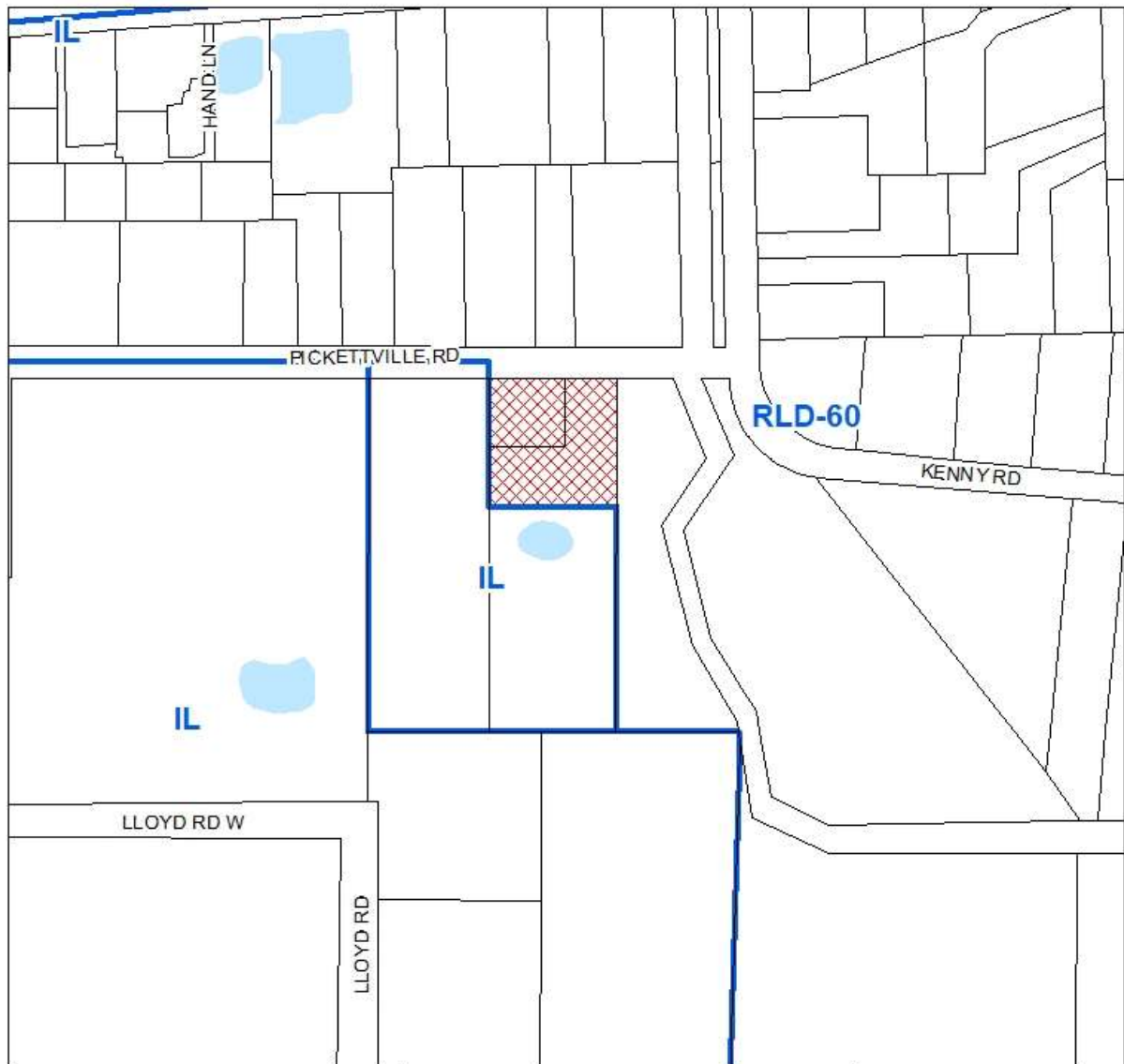


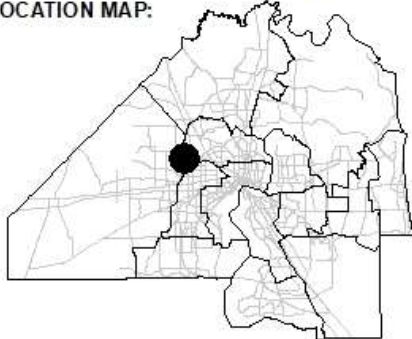
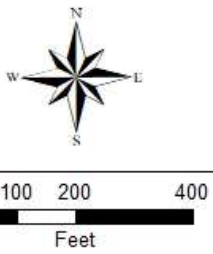
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2024-605** be **APPROVED**.



Aerial view of subject property



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-60</p> <p>TO: IL</p>	<p>LOCATION MAP:</p>  <p>TRACKING NUMBER</p> <p>T-2024-5614</p>	 <p>COUNCIL DISTRICT:</p> <p>10</p> <p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>
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