

# City of Jacksonville, Florida

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*Donna Deegan, Mayor*

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

August 17, 2023

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.: 2023-418**

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**

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

Planning Commission Vote:	5-0
Alex Moldovan, Chair	Aye
Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Absent
Marshall Adkison	Absent
Daniel Blanchard	Aye
David Hacker	Aye
Morgan Roberts	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 FO**

**APPLICATION FOR REZONING ORDINANCE 2023-0418**

**AUGUST 17, 2023**

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 **2023-0418**.

***Location:*** 6634 & 6624 Pickettville Road

***Real Estate Number:*** 004358-0000; 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:*** District 5—Northwest

***Applicant/Agent:*** Ann Broudy  
5128 Foliage Way  
St. Augustine, Florida 32092

***Owner:*** Andriy & Lyudmyla Hryhorchuk  
1708 West Road  
Jacksonville, FL 32216

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

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2023-0418** seeks to rezone 5.19± acres 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 Suburban Area of the Future Land Use Element of the 2045 Comprehensive Plan. Land-Use Companion application Ordinance 2023-0417 (L-5791-23C) is requesting Land-Use change from Low Density Residential (LDR) 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. 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 2045 Comprehensive Plan.

**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), LI is intended to provide for the location of industrial uses. Principal uses within the LI land use category include uses such as, light assembly and manufacturing, packaging, storage/warehousing, recycling facilities, business/professional offices and medical clinics.

The subject site currently includes a single-family dwelling with vacant land.

According to the Category Descriptions of the Future Land Use Element (FLUE), Low Density Residential (LDR) in the Suburban Development Area is intended to provide for low-density residential development. The maximum gross density in the Urban and Suburban Areas shall be 7 units/acre when centralized potable water and wastewater services are available to the site.

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.

The proposed zoning change to IL is consistent with the proposed LI land use category.

### **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.*

#### **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.

**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. 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 in order to operate their business.

**SURROUNDING LAND USE AND ZONING**

The 5.19-acre subject property is located on the south side of Pickettville Road, east of I-295 and on the west side of Kenny Drive. The property is surrounded by single family dwellings within the adjacent residential districts and office/open storage and a service garage for vehicle repair within the adjacent industrial districts. The adjacent land use categories and zoning districts are as follows:

<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>	LI	IL	Office, Open Storage
<b>East</b>	LDR	RLD-60	Single Family Dwellings
<b>West</b>	LI	IL	Service Garage/Vehicle Repair

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**

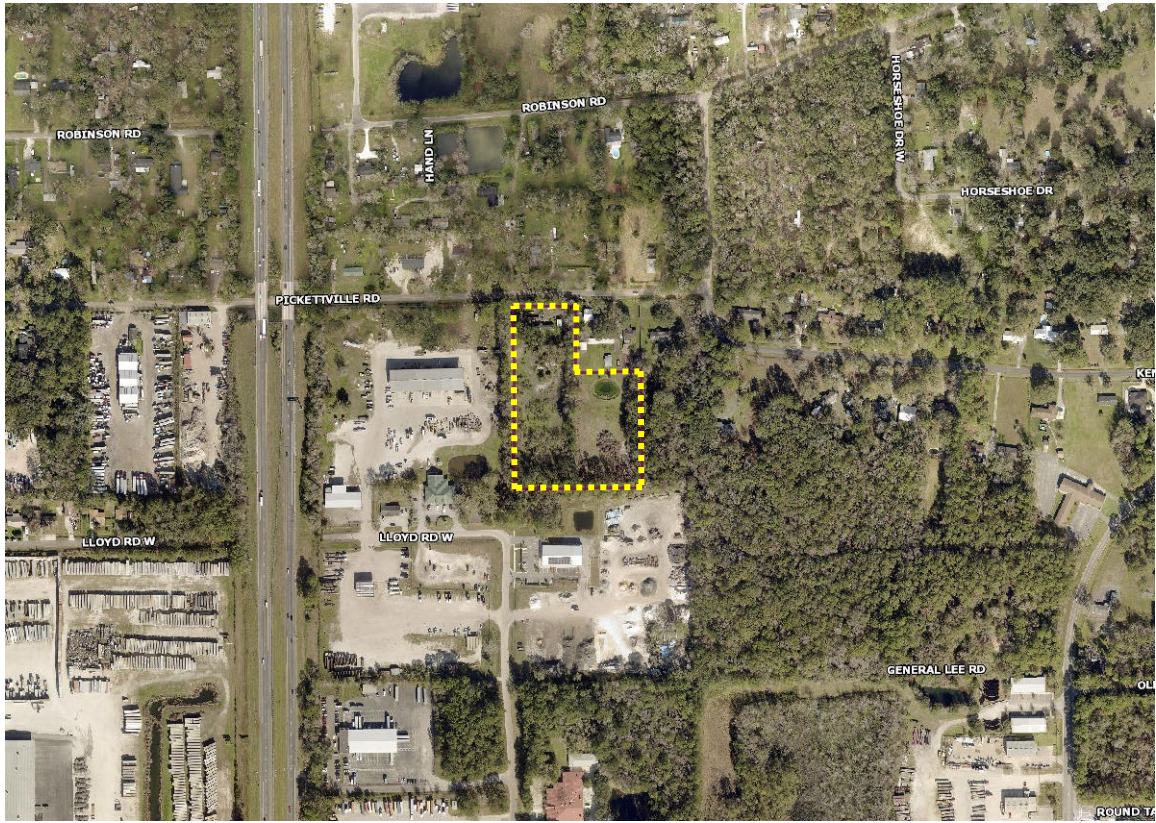
Upon visual inspection of the subject property on August 1, 2023 by the Planning and Development Department, the required Notice of Public Hearing sign was posted.



**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2023-0418** be **APPROVED**.



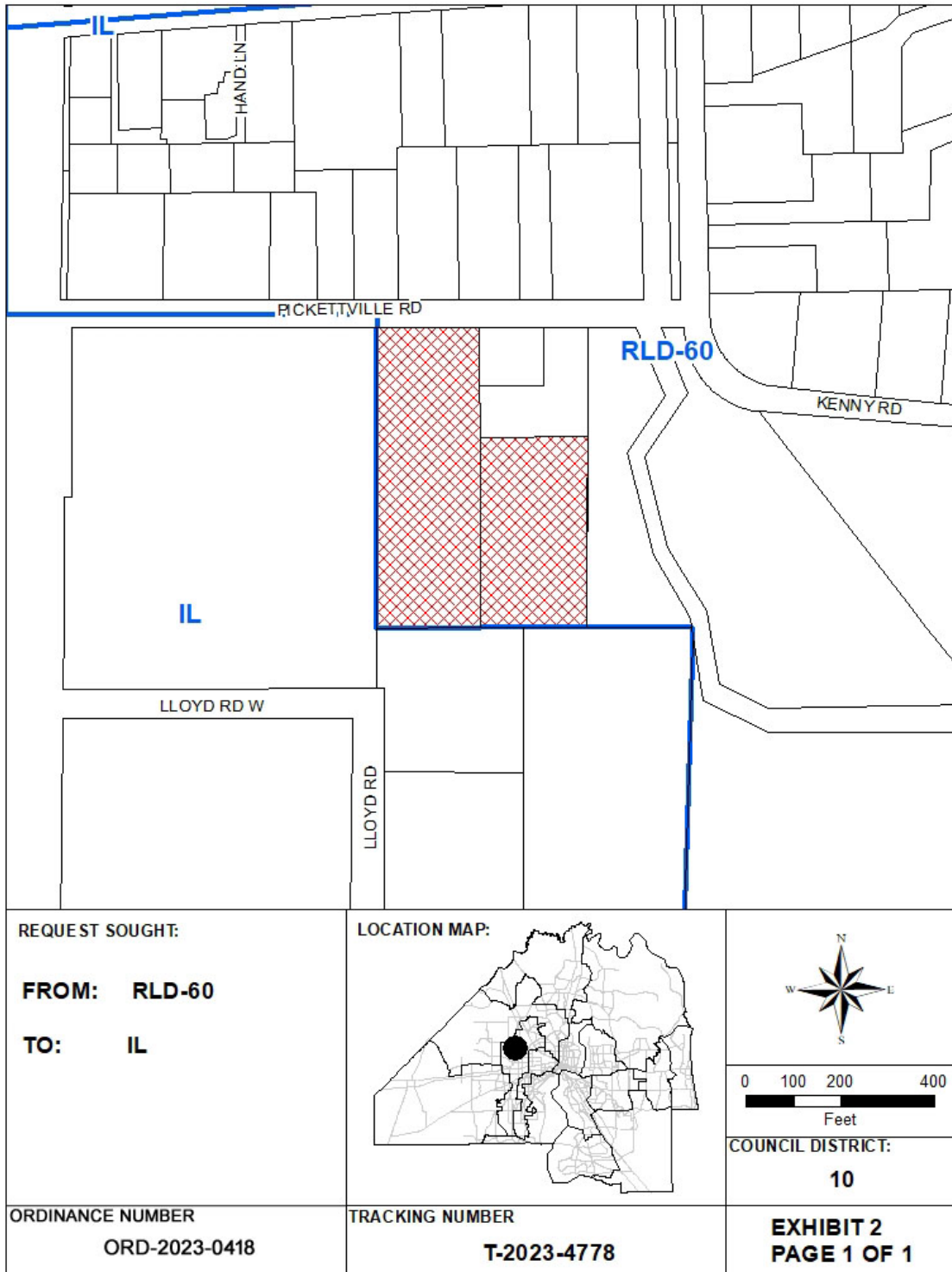


**Aerial View**



**View of Subject Property**





Legal Map  
 Source: JaxGIS Map