



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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January 4, 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.: 2023-825**

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: **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

Absent

Jack Meeks

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 2023-0825**

**JANUARY 4, 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 **2023-0825**.

***Location:*** 8781 US 301 Highway South, between Loest Road and Wellhausen Road

***Real Estate Numbers:*** 001192-0010

***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:*** Southwest, District 4

***Council District:*** District 12

***Applicant/Agent:*** Patrick Krechowski  
Balch and Bingham, LLP  
1 Independent Drive, Suite 1800  
Jacksonville, FL 32202

***Owner*** Michael Setzer  
Ocala Herlong LLC  
8650 Old Kings Road South, Suite 12  
Jacksonville, FL 32217

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

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2023-0825** seeks to rezone approximately 13.36± acres from Commercial Community General-2 (CCG-2) to the Industrial Light (IL) Zoning District to use the property for warehouse and storage. The property was previously used as an International

Raceway. The area immediately surrounding the subject property is a mix of single family residential and vacant land with the CSX Railroad acting as a buffer from the residential parcels.

There is a companion Small Scale Land Use Amendment L-5883-23C (**Ordinance 2023-0824**) that seeks to amend the land use on the property from 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 13.36-acre subject site is located along the east side of US Highway 301 South, a principal arterial road, between Loest Road and Wellhausen Road, both local roads. The applicant seeks a companion amendment to the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan amendment from Community/General Commercial (CGC) to Light Industrial (LI) to allow for industrial development.

Community/General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods to reduce the number of Vehicle Miles Traveled. CGC also allows for multi-family residential at densities up to 20 units per acre in the Rural Area. However, in the absence of the availability of centralized potable water and/or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Medium Density Residential (MDR) without such services. Single-use multi-family development is permitted when 50 percent or more of the contiguous CGC category land area within up to one quarter of a mile radius is developed for non-residential uses. Multi-family developments that do not comply with the single-use provisions shall provide a mix of uses within the development site and multi-family uses shall not exceed 80 percent of a development.

Light Industrial (LI) is a category intended to provide 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 been previously prepared, or raw material 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. Site access to roads classified as collector or higher on the Highway Functional Classification Map is preferred; except for sites located within the DIA's jurisdictional boundaries.

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

**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 (FLUE):

**Goal 1**

To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

*This property was previously used as a raceway but is no longer in operation. The applicant is requesting to rezone to an industrial zoning district to allow for warehousing and storage uses.*

**Goal 3**

To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

*The surrounding area is surrounded by a mix of residential and non-residential uses. The proposed rezoning to industrial will enhance the viability of non-residential areas.*

**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.

*As the applicant is requesting to rezone from a commercial zoning district to an industrial zoning district, this rezoning request will follow Objective 3.2.*

**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.

### **Airport Environment Zone**

The site is located within the 500-foot Height and Hazard Zone for the Cecil Airport. Zoning will limit development to a maximum height of 500 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

### **Flood Zones**

Approximately 8.53 acres of the subject site is located within the AE flood zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100-years. There is a 1-percent chance that a storm of this magnitude will occur in any given year.

The AE flood zone is defined as an area within the 100-year floodplain or SFHA where flood insurance is mandatory. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.



### **Aquifer Recharge**

The site is located within an area identified as being in the 0 to 4 inch per year aquifer recharge area. This range is below the threshold of 12 inches or more per year which would constitute a prime recharge area as defined in the Infrastructure Element – Aquifer Recharge Sub-Element (IE-AR). Prime aquifer recharge areas are the primary focus of groundwater resource protection. However, development resulting from the proposed land use amendment will be reviewed during the site plan review and permitting process for compliance with the land development regulations

that have been established to protect groundwater resources. Such regulations address issues such as drainage systems, septic systems, and landscape/irrigation regulations.

**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-5883-23C (Ord. 2023-0824). If the rezoning is approved, as recommended by the Staff of the Planning and Development Department, the subject property will be rezoned from CCG-2 to IL allowing for warehousing and storage.

**SURROUNDING LAND USE AND ZONING**

The subject property is located at 8781 US 301 Highway South, between Loest Road and Wellhausen Road. The corridor of US 301 Highway South is primarily commercial zoned, but also has residential uses. There are scattered single family residential dwellings in the area and vacant properties. These residential properties are either separated by US 301 Highway South to the west or by the CSX railroad to the east. 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(s)</b>
North	CGC	CCG-1	Vacant
East	CGC/AGR	CCG-1/AGR	Mobile Home/Vacant
South	AGR	AGR	Vacant
West	CGC/AGR	CCG-1/AGR	Single Family/Vacant

**SUPPLEMENTARY INFORMATION**

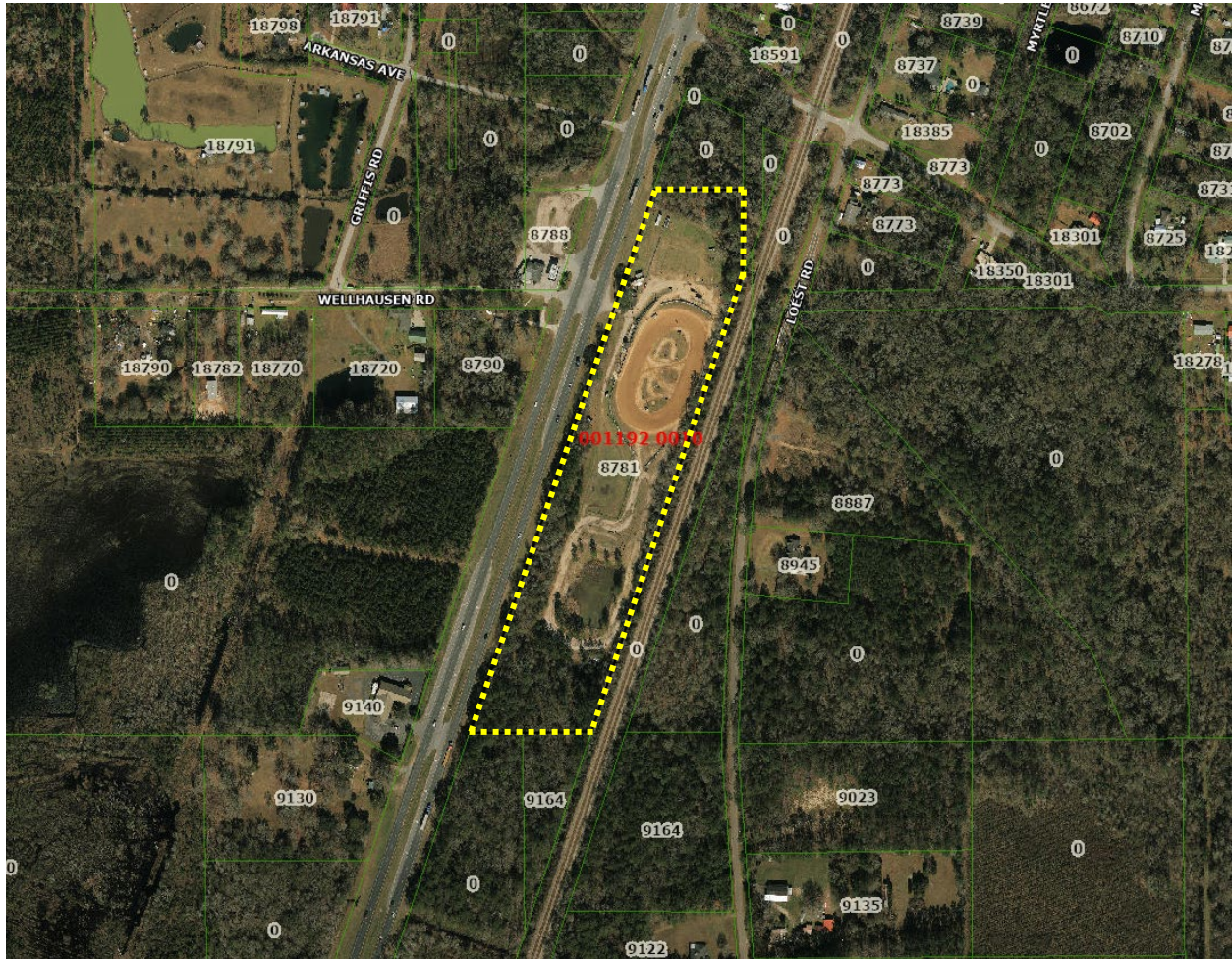
Upon visual inspection of the subject property on December 12, 2023, the required Notice of Public Hearing signs were posted.





**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2023-0825** be **APPROVED**.



**Aerial View**

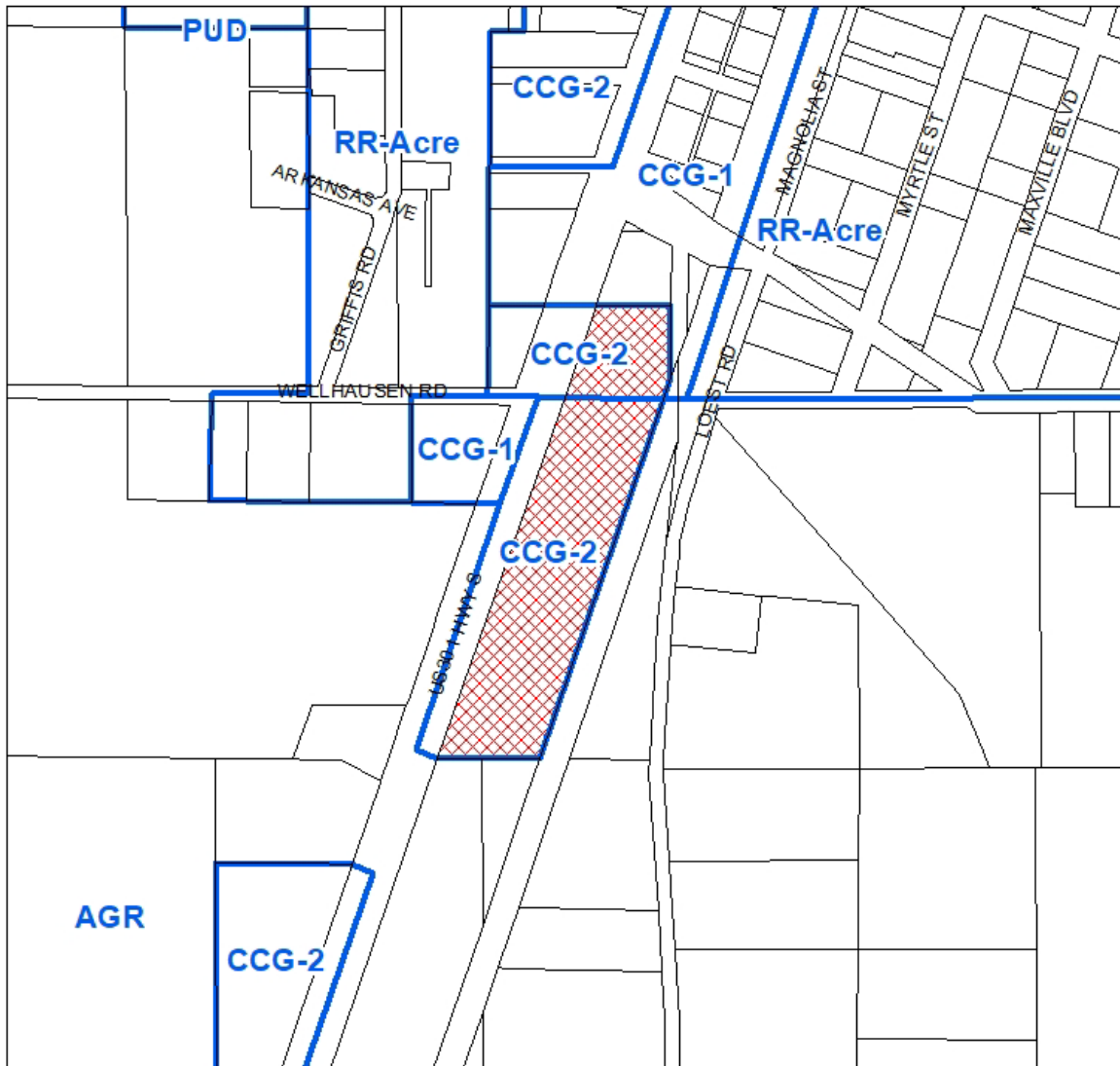




**View of Subject property from US 301 Highway South.**



**View of Subject property from US 301 Highway South.**

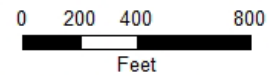
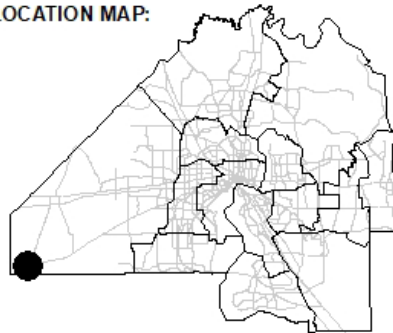


REQUEST SOUGHT:

FROM: CCG-2

TO: IL

LOCATION MAP:



COUNCIL DISTRICT:

12

TRACKING NUMBER

T-2023-5239

EXHIBIT 2  
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Legal Map