

City of Jacksonville, Florida

Donna Deegan, Mayor

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

July 20, 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.: 2023-367**

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. There was one member of the public, who is a member of the local HOA and spoke in support.

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

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in blue ink that reads "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B" and "L".

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
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2023-0367

JULY 20, 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 2023-0367.

Location: 2546 Tabernacle Place South
Clydo Road and Tabernacle Place South

Real Estate Number(s): 147280-0010; 147280-0025; 147279-0000

Current Zoning District(s): Industrial Business Park (IBP)

Proposed Zoning District: Industrial Light (IL)

Current Land Use Category: Light Industrial (LI)

Planning District: Southeast, District 3

Applicant/Agent: Emily G. Pierce, Esq.
1301 Riverplace Boulevard, Suite #1500
Jacksonville, Florida 32207

Owner: David J. Hacker
4803 Yacht Court
Jacksonville, Florida. 32225

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance 2023-0367 seeks to rezone approximately 7.54 acres of land from Industrial Business Park (IBP) to Industrial Light (IL). The rezoning is being sought to allow the entire 7.54 acres of the two subject parcels to be developed with the uses allowed in the Industrial Light zoning district, particularly the expansion of the existing building trades contractor business.

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. According to the Future Land Use Element (FLUE), LI is a category which provides for the location of industrial uses which have fewer objectionable impacts than Heavy Industrial on residential areas, such as noise, odor, toxic chemical and wastes. The rezoning to IL is consistent with the LI land use category.

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

Yes. This proposed rezoning to IL is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

FLUE 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 proposed project will be served by centralized wastewater and potable water distribution per the provided JEA Letter dated August 27, 2019. The proposed project is consistent with Policy 1.2.9 of the Comprehensive Plan.

Objective 3.2 Continue to 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 proposed rezoning would bring three additional parcels, and a portion of an existing IL Parcel, into the IL Zoning district that is prominent in the surrounding area. The new additions will add to the viability of the existing industrial area which ensure that the proposed is consistent with Objective 3.2 of the Comprehensive Plan.

Industrial Sanctuary Overlay

The subject property is in an area identified on the Industrial Preservation Map as Situational Compatibility Zone. Industrial uses are crucial to the long-term economic well-being of the City and these areas are presumed to be appropriate for land use map amendments to industrial categories, subject to FLUE Objective 3.2 and supporting policies as well as other applicable objectives and policies. Area of Situational Compatibility Overlay Zone means an overlay zoning district designated by the City Council for a distinct geographical area that may be suitable for industrial uses under certain circumstances.

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of mostly high with some medium and low 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 300-foot Height and Hazard Zone for the Naval Air Station Jacksonville. Zoning will limit development to a maximum height of 300 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).

Wetlands

Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city's geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed rezoning may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

SURROUNDING LAND USE AND ZONING

The immediate area surrounding the two subject parcels is developed as an industrial area with the majority of properties falling under the Industrial Light Category. The surrounding uses, land use category and zoning are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	MDR	RMD-A	Single Family Homes
South	LI	IBP	Construction Trades Warehouse
East	LI	IL	Warehouse/Storage
West	LI	IL	Warehouse / Storage

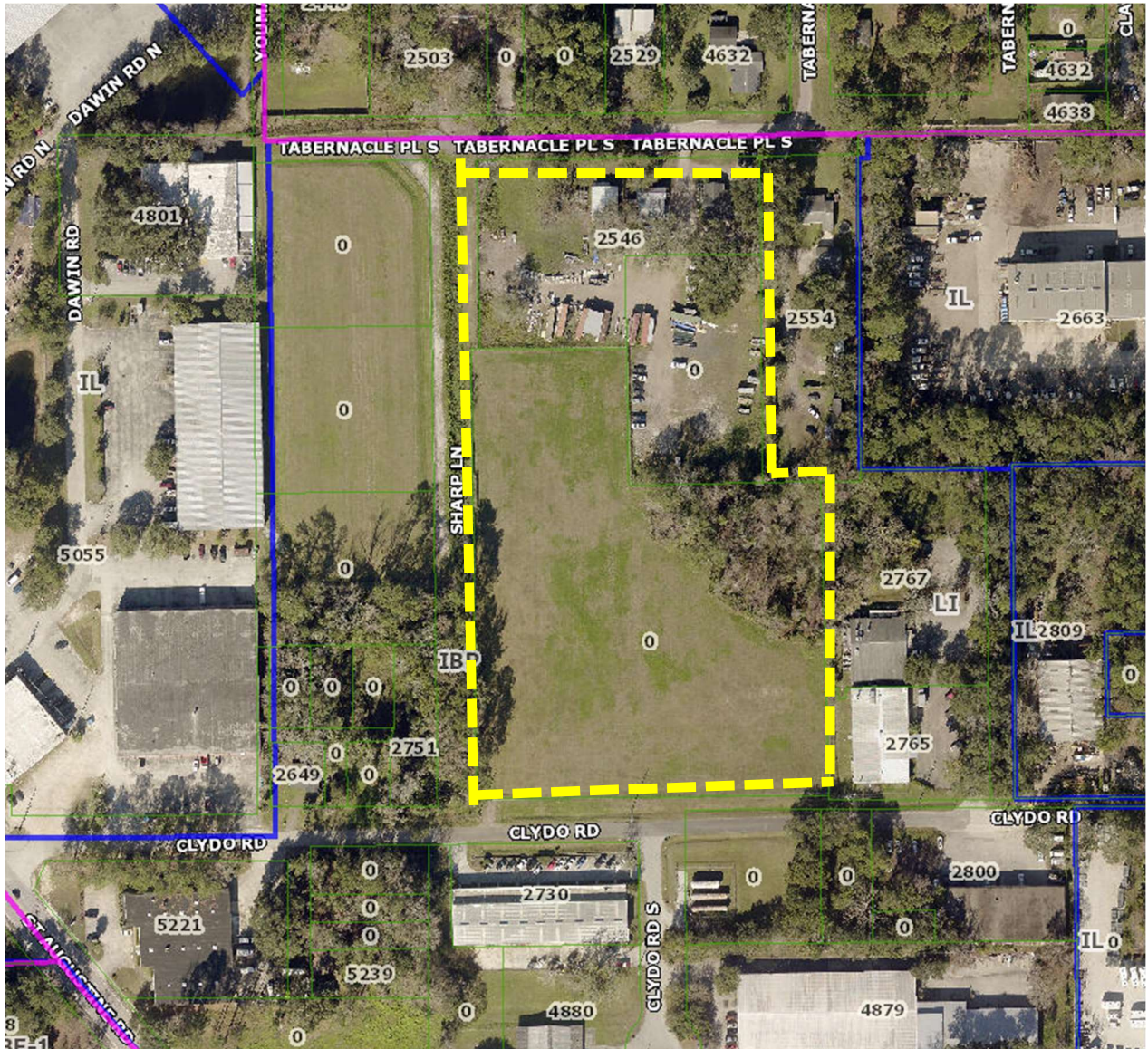
SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on July 5, 2023, 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 **2023-367** be **APPROVED**.



Source: JaxGIS
Date: June 5, 2023

Aerial View



Source: Planning and Development

Date: July 5, 2023

View of adjacent property



Source: Google Street view

Date: July 5, 2023

View of Subject property

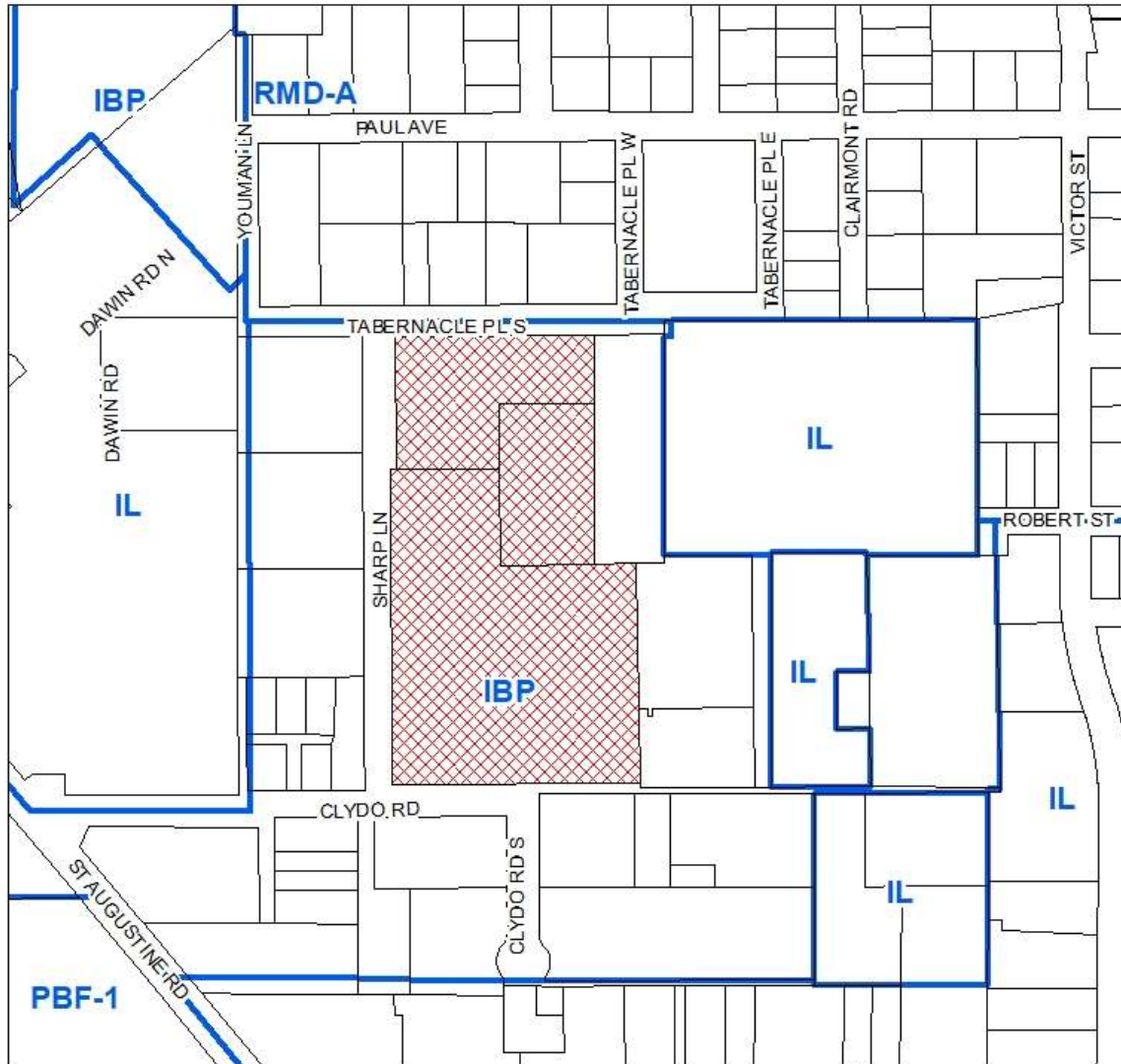


Source: Planning and Development

Date: July 5, 2023

View of Nearby Industrial Warehouses

Legal Map

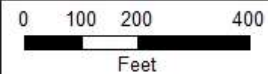
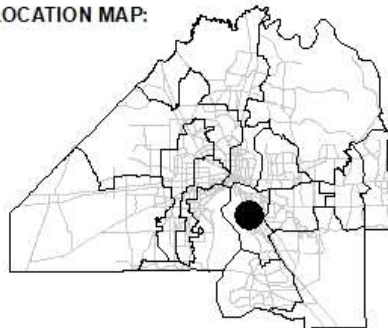


REQUEST SOUGHT:

FROM: IBP

TO: IL

LOCATION MAP:



COUNCIL DISTRICT:

5

TRACKING NUMBER

T-2023-4954

EXHIBIT 2
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