

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT TO

APPLICATION FOR REZONING ORDINANCE 2025-0054

FEBRUARY 20, 2025

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 **2025-0054**.

<i>Location:</i>	0, 11863, 11915 New Kings Rd
<i>Real Estate Number:</i>	003820-0120, 002584-0010, 003820-0125
<i>Current Zoning District:</i>	Commercial Community General-1 (CCG-1)/ Planned Unit Development (PUD) 2004-1090
<i>Proposed Zoning District:</i>	Industrial Light (IL)
<i>Current Land Use Category:</i>	Community General Commercial (CGC)/ Light Industrial (LI)
<i>Proposed Land Use Category:</i>	Light Industrial (LI)
<i>Planning District:</i>	North, District 6
<i>Council District:</i>	District 8
<i>Applicant/Agent:</i>	Steve Diebenow, Esq. Driver. McAfee, Hawthorne and Diebenow, PLLC One Independent Drive, Suite 1200 Jacksonville, FL 32202
<i>Owner:</i>	M. Gay Constructors, Inc. 11901 Industry Drive Jacksonville, FL 32218
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Conventional Rezoning Ordinance **2025-0054** seeks to rezone approximately 3.61± acres of property from Commercial Community General-1 (CCG-1) & Planned Unit Development (PUD) Ord.#2004-1090 to Industrial Light (IL). The applicant is seeking the rezoning to permit development consistent with the Industrial Light Zoning District. The current

PUD approved in 2004 labeled RE: 003820 0120 as Parcel #2 which allowed for IBP-2 uses and RE: 002584 0010 as Parcel #1 and allowed for IL types uses.

There is a companion Land Use Amendment, Ordinance **2025-0053 (L-6006-24C)** proposing to take the portion of property located within the Community General Commercial (CGC) Land-Use category to Light Industrial (LI). The Planning Department is also Recommending Approval on the Small-Scale Land Use Amendment.

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 14.38-acre subject site is located along the east side of New Kings Road, a FDOT principal arterial roadway, approximately $\frac{3}{4}$ mile north of Dunn Avenue, a minor arterial roadway.

The applicant seeks to rezone the site from CCG-1 and PUD to IL to allow for development consistent with the Industrial Light zoning district. A companion Future Land Use Map (FLUM) amendment was also filed for 3.61 acres, apportion of the subject site from CGC to LI (L-6006-24C / Ordinance 2025-053) which is pending concurrently with this application.

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 rezoning to IL is consistent with the proposed LI land use pursuant to pending Ordinance 2025-053.

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

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

Future Land Use Element

Objective 1.6

The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

The subject properties are currently vacant underutilized parcel located in an area where the primary use is industrial and would further the Comp Plan by encouraging develop on underutilized land.

Policy 3.2.1

The City shall encourage development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

The subject properties are located along New Kings Road, which is classified as a FDOT Principal Arterial Roadway, a major corridor that is primarily developed with industrial type uses. Approval of the rezoning would be in compliance with Policy 3.2.1.

Airport Environment Zones

Height and Hazard Zone

The site is located within the 300-foot Height and Hazard Zone for Jacksonville International Airport. 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).

Vision Plan

The application site lies within the boundary of the North Jacksonville Shared Vision and Master Plan. The plan does not identify specific recommendations for the subject site. The focus of the plan is to create centers to increase development and redevelopment within the district while protecting existing neighborhoods. The proposed infill of undeveloped property promotes a use consistent with abutting and surrounding uses and does not intrude into the existing residential located to the east. Therefore, the rezoning is consistent with the Vision Plan.

Strategic Regional Policy Plan

The proposed rezoning is consistent with the following Policy of the Strategic Regional Policy Plan:

Policy 4:

The Region supports strategies identified by the Regional Community Institute as they worked on First Coast Vision, including: Infill and Redevelopment

The proposed rezoning would allow for the re-development of a property, and therefore, allow for an additional infill development opportunity, consistent with Policy 4 of the Strategic Regional Policy Plan.

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 CCG-1/PUD to IL.

SURROUNDING LAND USE AND ZONING

The subject parcels are located along New Kings Road, classified as a FDOT Principal Arterial Roadway, and developed with a mix of industrial, commercial and residential type uses. Two of three parcels requesting the rezoning are part of a PUD from 2004 which anticipated development of industrial and business park uses. The west side of New Kings Road is developed with outside storage facilities and warehousing types uses. The subject properties border a single-family subdivision along the eastern boundary but are significantly buffered with acres of wetlands between the two developers allowing for greater protection to the existing residential.

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

Adjacent Property	Land Use Category	Zoning District	Current Use
North	MU	PUD 2021-0532	Vacant Timberland
South	LI	PUD 2004-1090	Light Manufacturing
East	LDR	PUD 1987-0861	Single Family Subdivision
West	CGC/LI	CCG-1/IL	Warehousing & Open Storage

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 February 11, 2025, by the Planning and Development Department, the required Notice of Public Hearing signs were posted.



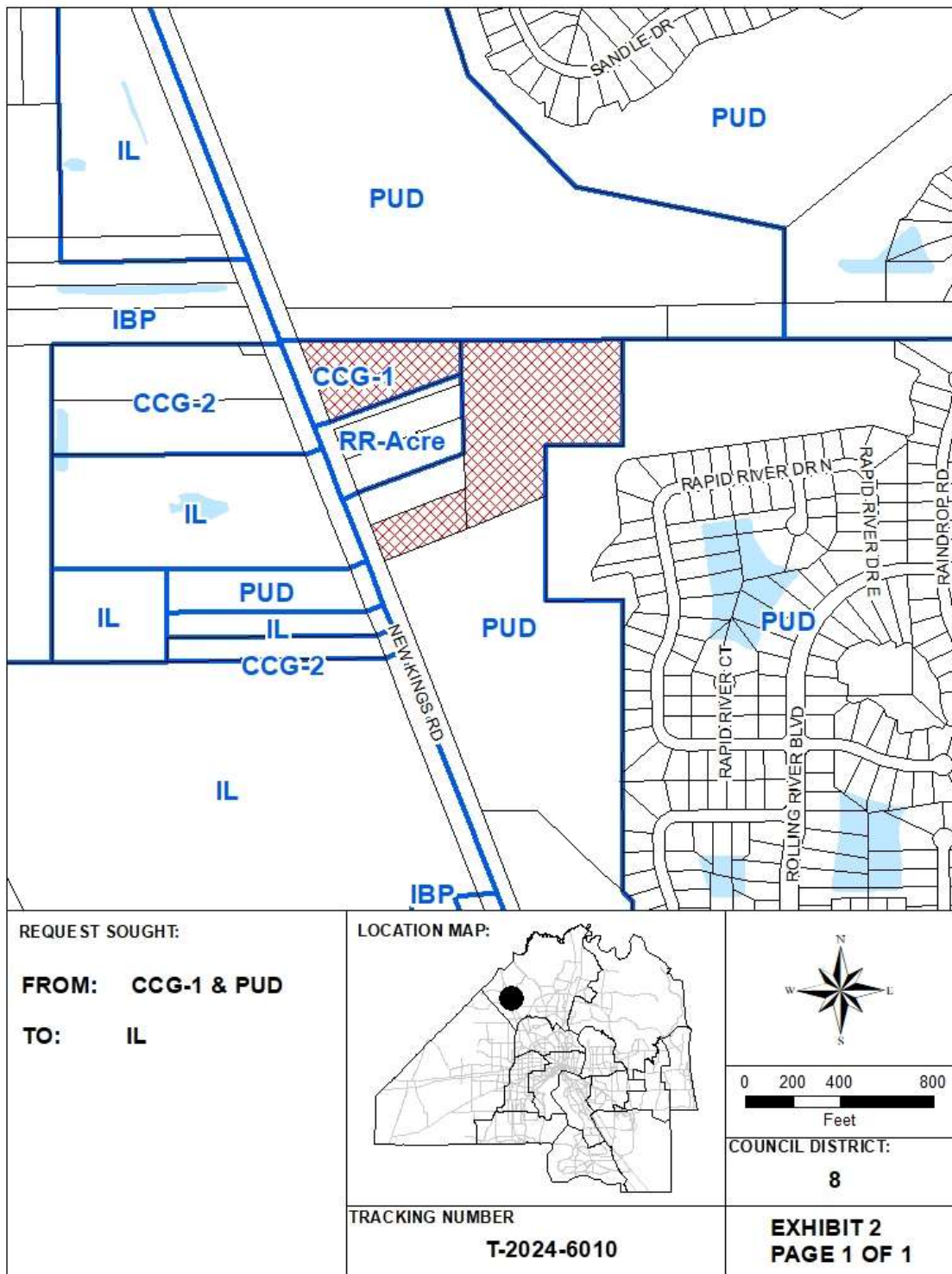
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2025-0054** be **APPROVED**.



Aerial View

Source: JaxGIS Maps



Legal Map
Source: JaxGIS Map