

City of Jacksonville, Florida

Donna Deegan, Mayor

City Hall at St. James
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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.: 2023-362:**

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:	6-0
Alex Moldovan, Chair	Aye
Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Jordan Elsbury	Aye
David Hacker	Aye
Morgan Roberts	Absent

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 TO**APPLICATION FOR REZONING ORDINANCE 2023-0362****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 **2023-0362**.

Location: 10714 General Avenue

Real Estate Number: 006719 0010

Current Zoning District: Industrial Business Park (IBP)

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

Applicant/Agent: Amy Miles
PB2 Architecture
2809 Ajax Avenue, Suite 100
Rogers, AR 72758

Owner: Jabbok Schlacks
EQUIPMENTSHARE.COM INC
5710 Bull Run Drive
Columbia, MO 65201

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2023-0362** seeks to rezone approximately 4.67± acres of property from Industrial Business Park (IBP) to Industrial Light (IL). The request to rezone the property is to allow for industrial light uses similar to those existing in the surrounding area. The property is currently located in the Low Density Residential (LDR) land use category within the Urban Area of the Future Land Use Element of the 2045 Comprehensive Plan. There is a companion Land Use Amendment, **2023-0361 (L-5815-23C)**. The proposed LUA is for a small scale land-use amendment from Low Density Residential (LDR) to Light Industrial (LI). Adjacent

property, 10990 General Avenue, was previously approved for similar rezoning from RR-Acre to IL per **Ord. #2023-0120**.

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 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-5815-23C (Ordinance 2023-0361)** that seeks to amend the site from 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-5815-23C be approved.

The application site is surrounded by a mix of uses in the Community/General Commercial (CGC) and Light Industrial (LI) land use categories.

Light Industrial (LI) land use category provides for the location of industrial uses which have fewer objectionable impacts than Heavy Industrial (HI) on residential areas such as noise, odor, toxic chemical and wastes. Principal uses in the LI category include but are not limited to light assembly and manufacturing, packaging, processing, storage and warehousing.

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

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.

The proposed rezoning to IL will continue to ensure the character of the surrounding area which has been transitioning to more industrial uses.

Policy 1.2.8

Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance the following provisions:

1. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
2. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
3. Subdivision (non-residential and residential) where:
 - a. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
 - b. Each lot is a minimum of ½ acre unsubmerged property.
 - c. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections to the JEA Collection Systems available within a five (5) year period.

Per the submitted JEA Availability Letter dated June 8, 2023 and shows the property has the ability to connect to both City Water and City Sewer through existing water and sewer mains along General Avenue. Therefore, this application will be in compliance with Policy 1.2.8.

Policy 3.2.30

The area shown on the Industrial Preservation Map (Map L-23) as “Industrial Sanctuary” or “Areas of Situational Compatibility” are presumed to be appropriate for land use map amendments to industrial categories, subject to a case-by-case review of consistency with State and regional plans and the Comprehensive Plan.

Airport Environment Zone

The site is located within the 150-foot Height and Hazard Zone for OLF Whitehouse and Cecil Field. Zoning will limit development to a maximum height of 150', 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).

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 IBP to IL in order to allow for Industrial Light uses similar in nature to surrounding properties.

SURROUNDING LAND USE AND ZONING

The subject site is located on the South side of General Avenue, a local roadway, and north of I-10 Expressway. The north side of General Avenue is primarily zoned Industrial Light with uses that range from open storage and warehousing. General Avenue going east transitions from Light Industrial to Heavy Industrial while the south side of General Avenue is developed with single family dwellings. The surrounding area is transitioning from residential to more industrial uses and recent rezoning Ord. #2023-0120 approved property located along General Avenue from RR-Acre to IL. With the recent approved rezoning (2023-0120) and surrounding industrial uses 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
North	LI/HI	IL/IH	Open Storage, Mineral Procurement
South	LDR	RR-Acre/RLD-60	Single Family Dwelling
East	LI/LDR	IL/RR-Acre	Service Garage, Open Storage
West	LI/CGC	IL/RR-Acre	Single Family Dwellings

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **July 6** 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 **2023-0362** be **APPROVED**.

Aerial View



Source: JaxGIS Map

View of subject property



Source: *Planning & Development Department*

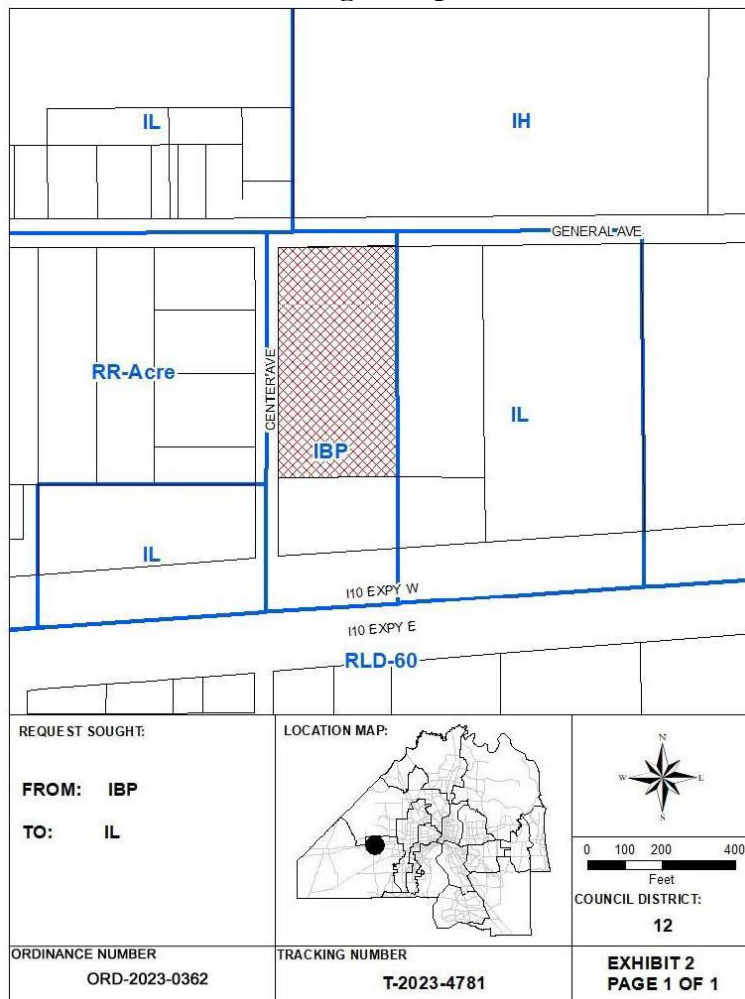
Date: 7/6/2023

View of Property facing east



Source: *Planning & Development Department* Date: 7/6/2023

Legal Map



Source: *Planning & Development Department* Date: 7/6/2023