



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 322-2
(904) 630-CITY
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December 7, 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.: 2023-786**

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: **8-0**

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	Aye

Ali Marar

Aye

Jack Meeks

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

214 North Hogan Street, Suite 300

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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2023-0786

DECEMBER 7, 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 **2023-0786**.

<i>Location</i>	6239 New Kings Road, between Edgewood Avenue West and Hema Road
<i>Real Estate Number(s):</i>	040555-0010
<i>Current Zoning District:</i>	Residential Medium Density-A (RMD-A) & Residential Low Density-60 (RMD-60)
<i>Proposed Zoning District:</i>	Industrial Business Park (IBP)
<i>Current Land Use Category:</i>	Low Density Residential (LDR)
<i>Proposed Land Use Category:</i>	Business Park (BP)
<i>Planning District:</i>	5 – Northwest
<i>Owner:</i>	Ronald Horcher Manna Provision Company, LLC F/K/A Manna Provision Company C/O 1548 Lancaster Terrace Jacksonville, FL 32204
<i>Agent:</i>	Brenna Durden Lewis Longman Walker 245 Riverside Avenue, Suite 510 Jacksonville, FL 32202
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Rezoning Ordinance **2023-0786** seeks to rezone approximately 3.69± acres of land from Residential Medium Density-A (RMD-A) and Residential Low Density-60 (RLD-60) to Industrial Business Park (IBP). There is a companion small-scale Land Use Amendment, seeking

to amend the existing land use from Medium Density Residential (MDR) and Low Density Residential (LDR) to Business Park (BP) under Ordinance **2023-0785/L-5866-23C**.

The subject property currently has one structure built in 1945 that is just under 22,000 square feet. This structure was used for industrial food processing, cold storage, and warehousing/distribution purposes. The current owners purchase the property in 1981 and intend to use the property for similar uses. The need for this rezoning comes as the previous nonconforming use ceased operation longer than 6 months and must now come into compliance with the current zoning code.

This property is also adjacent to Ribault River along the northwest property line. The northern portion of this property appears to be wetlands, so to preserve the lot area closest to the creek, the property has a 20-foot buffer that is not included in the rezoning request and will remain zoned RMD-A and therefore cannot be used for the above industrial uses. This 20-foot buffer is shown on the legal map below.

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 district consistent with the functional land use category identified in the 2045 Comprehensive Plan?

Yes. The 3.69-acre subject site is located on the east side of New Kings Road (US-1, SR-15), between Edgewood Avenue West and Hema Road. According to the City's Functional Highways Classification Map, this portion of New Kings Road is a Principal Arterial roadway. The site is located in the LDR (1.3 acres) and MDR (2.39 acres) land use categories, Planning District 5, Council District 10, and in the Urban Development Area. The applicant seeks a companion land use change to the property from LDR and MDR to BP.

Business Park (BP) is a category primarily intended to accommodate business offices and low intensity light industrial uses. Uses, with the exception of ancillary and accessory outside storage uses, shall be conducted within an enclosed building. Business offices should comprise the majority of the category land area, while service, major institutional and light industrial uses constitute the remaining land area.

BP in the Urban Area is intended to provide compact medium to high intensity office development. Development which includes medium to high density residential uses is preferred for sites located outside of areas identified as an Industrial Sanctuary. Plan amendment requests for new BP designations are preferred in locations which are supplied with full urban services.

The proposed zoning change from RLD-60 and RMD-A to IBP to allow for potential business offices and low intensity light industrial uses is consistent with the proposed BP land use category.

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

Yes. The proposed rezoning is consistent with the following Goals, Objectives, and Policies of the 2045 Comprehensive Plan, Future Land Use Element:

Goal 1

To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness 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 historically used for food processing, cold storage, and warehouse/distribution purposes. The property is seeking this rezoning to be able to do similar uses on the property that were once allowed.

Objective 1.1

Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

As this property was once in operation and has remained intact, but vacant, this rezoning, if successful, would not result in urban sprawl.

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.

South of the subject property is a node of industrial and commercial zoning districts. An industrial zoning district at this location would not be out of character for the surrounding area.

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.

As stated above, if approved, the rezoning to IBP would be an extension of the present industrial and commercial zoning district located to the south of the subject property along New Kings Road.

Evacuation Zone

The subject site is within Evacuation Zone C. As such, the companion land use application was routed to the City's Emergency Preparedness Division (EPD) for review and comment. EPD was provided with the land use application and the development potential of the proposed land use amendment change. Per EPD, it was determined that the impact of the subject small scale land use amendment on countywide evacuation timing would be minimal. Their complete analysis is provided below.

EPD Response:

The proposed property in land use amendment L-5866-23C will be in close proximity to New Kings Road, indicating sufficient access to I-295 (3.15 road miles) and I-95 (4.38 road miles), primary evacuation routes.

In consideration of the surrounding evacuation zones (Zone A and Zone C), nearest evacuation routes, and the estimate of 407 - 448 additional daily trips the development of the proposed property could create a localized impact to the traffic flow on I-295 and I-95 during an emergency evacuation scenario. The changes proposed through land use amendment application L-5866-23C would have a minimal impact on countywide evacuation clearance time within Duval County. Site design techniques that minimize disruption to existing traffic flow are encouraged. Any development should incorporate appropriate mitigation techniques to reduce flood vulnerability and minimize impacts to the floodplain.

Adaptation Action Area (AAA)

The site is within the AAA. The AAA boundary is a designation in the City's 2045 Comprehensive Plan which identifies areas that experience coastal flooding due to extreme high tides and storm surge, and that is vulnerable to the related impacts of rising sea levels for the purpose of prioritizing funding for infrastructure needs and adaptation planning. The AAA is defined as those areas within the projected limit of the Category 3 storm surge zone, those connected areas of the 100-year and 500-year Flood Zone, and additional areas determined through detailed flood analysis.

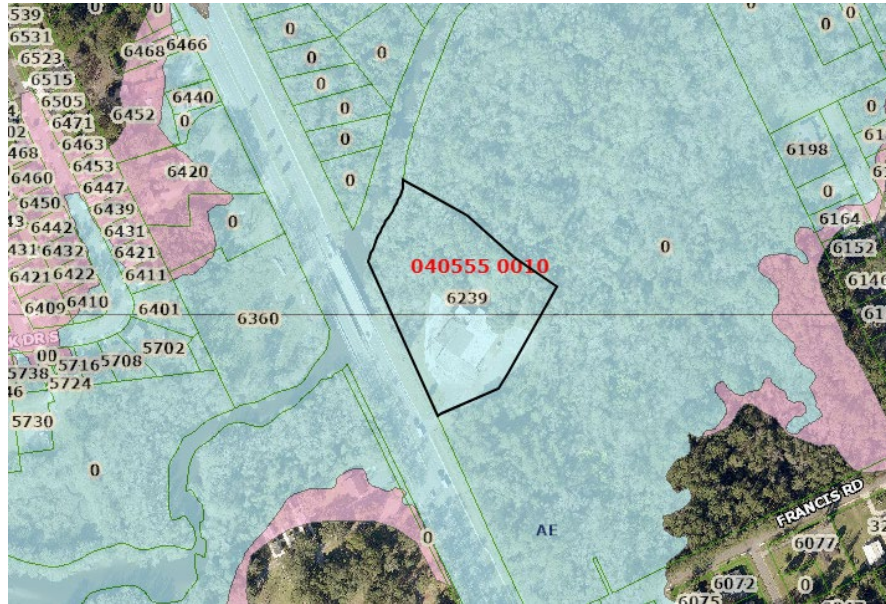
The applicant is encouraged to consider site design measures, such as clustering development away from the AAA, to protect development from the impacts of flooding.

Flood Zone

The entire 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.

AE Flood Zones are areas within the 100-year floodplain, or SFHA, where flood insurance is mandatory.



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. The subject property will meet the requirements of the IBP zoning district as set forth in the Zoning Code.

SURROUNDING LAND USE AND ZONING

The subject property is located on the eastern side of New Kings Road and is currently developed with a structure that was previously used for warehousing, storage, food processing, etc. purposes. The proposed IBP zoning district would permit for the uses that the property was initially used for. The area along New Kings Road has a mix of zoning district and uses. There is still a good amount of undeveloped land east of the subject property, as well. Surrounding land uses and zoning districts are as follows:

Adjacent	Land Use	Zoning	Current
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Property	Category	District	Use(s)
North	MDR	RMD-A	Vacant
East	LDR	RLD-60	Vacant
South	MDR	RMD-A	Vacant
West	LDR, PBF	RLD-60/PBF-1	Vacant, Cemetery

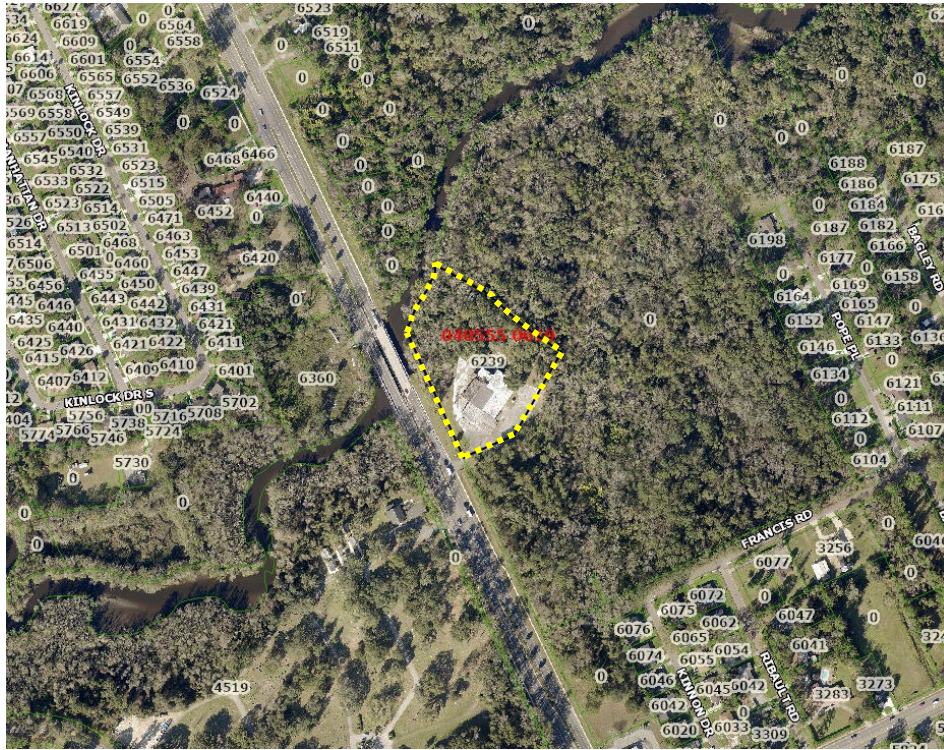
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on November 115, 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 **2023-0786** be **APPROVED**.



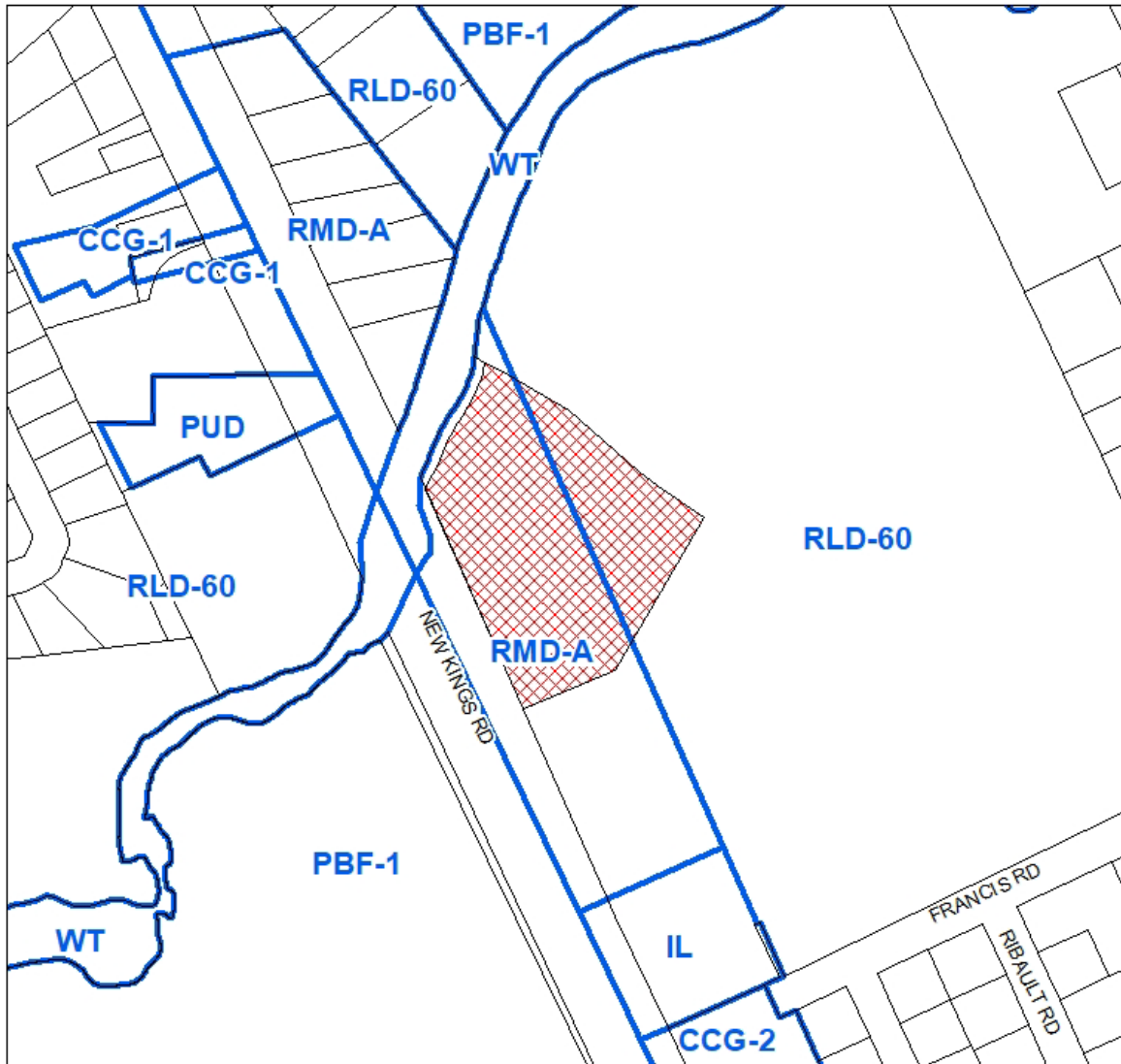
Aerial view of the subject property.

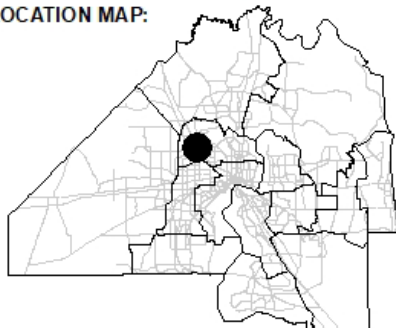
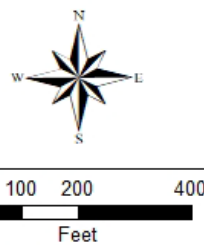


View of subject property from New Kings Road.



View of subject property from New Kings Road.



<p>REQUEST SOUGHT:</p> <p>FROM: RMD-A & RLD-60</p> <p>TO: IBP</p>	<p>LOCATION MAP:</p>  <p>TRACKING NUMBER</p> <p>T-2023-5120</p>	 <p>COUNCIL DISTRICT:</p> <p>10</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>
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Legal Map