

City of Jacksonville, Florida

Lenny Curry, Mayor

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

May 20, 2021

The Honorable Tommy Hazouri, President
The Honorable Michael Boylan, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2021-229**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan 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**

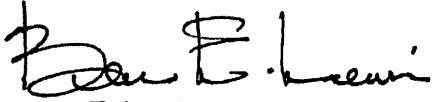
Planning Commission Recommendation: **Approve**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote:	5-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Absent
Malson Porter	Absent

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

Sincerely,

A handwritten signature in black 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
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**APPLICATION FOR REZONING ORDINANCE 2021-229****MAY 20, 2021**

The Planning and Development Department hereby forwards to the Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning **Ordinance 2021-229**.

Location: 0 St Johns Bluff Road North between Bradley Road and Lost Pine Drive

Real Estate Numbers: 163804-0000, 163805-0000

Current Zoning District: Commercial Residential Office (CRO)

Proposed Zoning District: Industrial Business Park (IBP)

Current Land Use Category: Residential Professional Institutional (RPI)

Proposed Land Use Category: Business Park (BP)

Planning District: Greater Arlington/Beaches (2)

Agent: Curtis Hart
Hart Resources, LLC
8051 Tara Lane
Jacksonville, Florida 32216

Owner: Kevin Booth
KC Holdings of North Florida, LLC
7861 Charlotte Oaks Lane
Jacksonville, Florida 32277

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning **Ordinance 2021-229** seeks to rezone two lots totaling 2.49± acres of land from Commercial Residential Office (CRO) to Industrial Business Park (IBP). The subject property is located on the west side of St. Johns Bluff Road North between Bradley Road and Lost Pine Drive. Access to the site is from St Johns Bluff Road North which is classified by the Transportation Element in the 2030 *Comprehensive Plan* as a Collector Roadway. The site is currently wooded and undeveloped..

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 2030 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 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

1. Is the proposed rezoning consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the RPI 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 2030 Comprehensive Plan. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series L-5541-21C (Ordinance 2021-228) that seeks to amend the portion of the site that is within the RPI land use category to BP. Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5541-21C be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code. Therefore, the proposed rezoning meets the minimum requirements in establishing consistency with the land use category.

2. Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

Yes. According to the category description of the Future Land Use Element (FLUE), Business Park (BP) in the Suburban Area is intended to provide compact intended to provide compact low to medium intensity office development, as well as compact low to medium density residential uses, which are preferred outside of industrial sanctuary sites. New BP designations are preferred in areas with full urban services and with site access to a road classified as arterial or higher. Light industrial and warehousing are both primary uses in this category.

Future Land Use Element (FLUE):

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.

Policy 3.2.1 The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

Policy 3.2.2 The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

Policy 3.2.4 The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.

Policy 3.2.7 The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

The proposed amendment to the BP Future Land Use category and this companion rezoning will assist in allowing appropriate areas for commercial uses. Therefore, the proposed rezoning is consistent with the FLUE Policies and Objective of the 2030 *Comprehensive Plan* as previously stated above.

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 proposed rezoning would allow for a vacant land use to become a conforming use in the IBP Zoning District. The subject property meets the requirements of the IBP Zoning District as set forth in Section 656.321 of the Zoning Code.

SURROUNDING LAND USE AND ZONING

The surrounding uses, land use category and zoning are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	RPI	CRO	De facto mobile home park
East	BP	IBP	Warehouse
South	RPI	CRO	Undeveloped
West	RPI	CRO	Undeveloped

The proposed rezoning is compatible with the adjacent and nearby commercial and industrial zoning district. The IBP Zoning District requires a minimum side and rear setback of ten (10) feet. This should be sufficient for the existing mobile homes on the north and west side of the property.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on May 13, 2021 the required Notice of Public Hearing signs were posted.



RECOMMENDATION

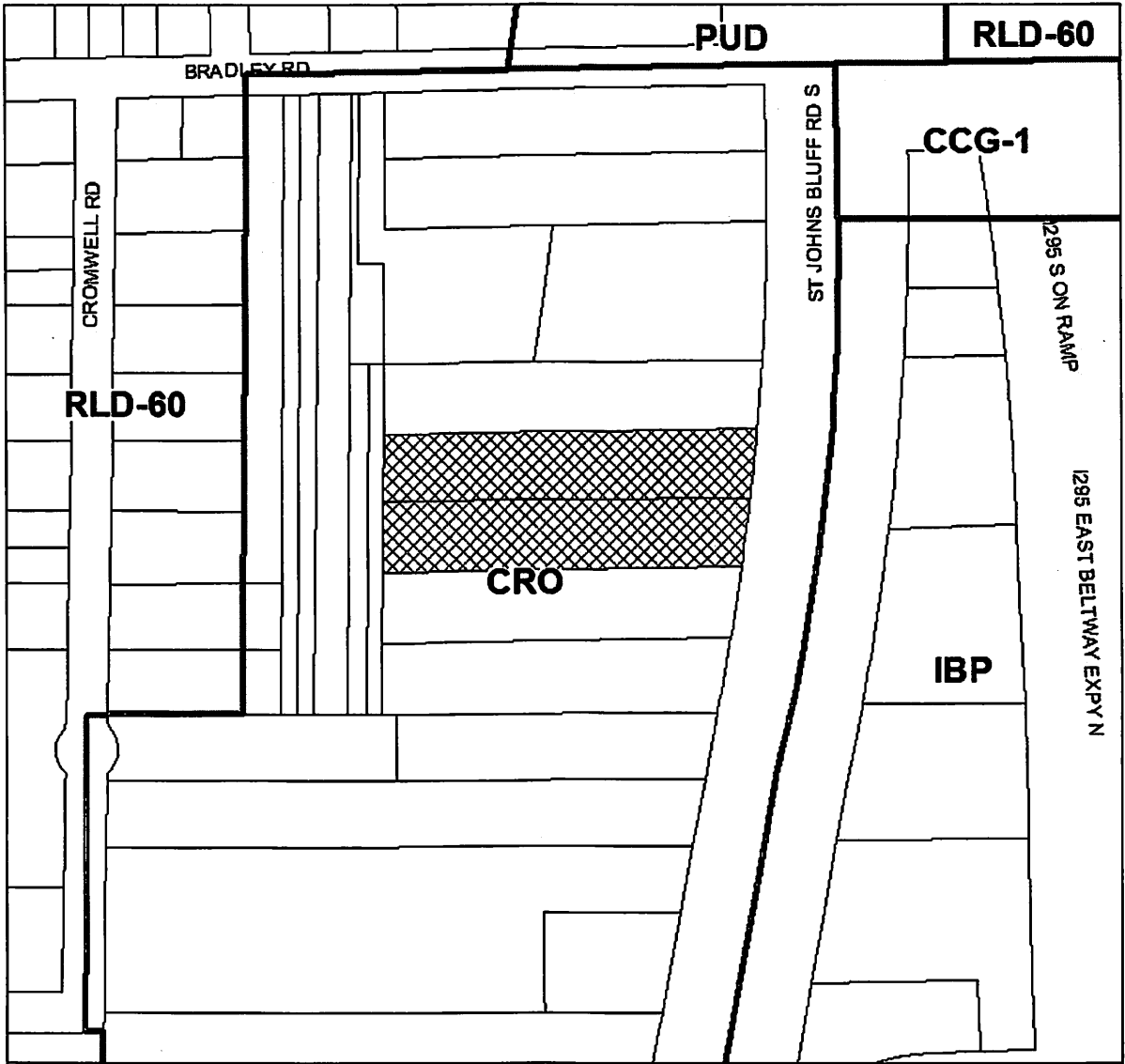
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **ORD 2021-229** be **APPROVED**.

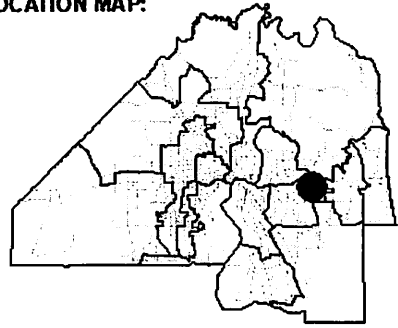
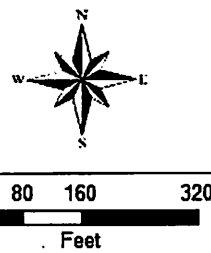


Aerial view of subject property.



View of subject property



<p>REQUEST SOUGHT:</p> <p>FROM: CRO</p> <p>TO: IBP</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>4</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2021-0229</p>	<p>TRACKING NUMBER</p> <p>T-2021-3445</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2021-0229 **Staff Sign-Off/Date** BEL / 04/05/2021
Filing Date 04/21/2021 **Number of Signs to Post** 1
Hearing Dates:
1st City Council 05/25/2021 **Planning Comission** 05/20/2021
Land Use & Zoning 06/02/2021 **2nd City Council** 06/08/2021
Neighborhood Association ARLINGTON EAST NEIGHBORHOOD ASSOC., SOUTHSIDE ESTATES CIVIC ASSOC.
Neighborhood Action Plan/Corridor Study ST. JOHNS BLUFF CORRIDOR STUDY

Application Info

Tracking # 3445 **Application Status** PENDING
Date Started 03/23/2021 **Date Submitted** 03/23/2021

General Information On Applicant

Last Name HART **First Name** CURTIS **Middle Name** L
Company Name
 HART RESOURCES LLC
Mailing Address
 8051 TARA LANE
City JACKSONVILLE **State** FL **Zip Code** 32216
Phone 9049935008 **Fax** **Email** CURTISHART@HARTRESOURCES.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name BOOTH **First Name** KEVIN **Middle Name**
Company/Trust Name
 KC HOLDINGS OF NORTH FLORIDA LLC
Mailing Address
 7861 CHARLOTTE OAKS LANE
City JACKSONVILLE **State** FL **Zip Code** 32277
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 163804 0000	4	2	CRO	IBP
Map 163805 0000	4	2	CRO	IBP

Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category

RPI

Land Use Category Proposed?**If Yes, State Land Use Application #**

5541

Total Land Area (Nearest 1/100th of an Acre) 2.49**Justification For Rezoning Application**

THE PROPERTY IS LOCATED ADJACENT TO ZONING CATEGORY IBP. THIS PROPOSED ZONING CHANGE TO IBP WOULD BE COMPATIBLE WITH THE CURRENT ZONING IN THE AREA.

Location Of Property**General Location**

WESTSIDE OF ST. JOHNS BLUFF ROAD SOUTH

House #

0

Street Name, Type and Direction

ST JOHNS BLUFF RD S

Zip Code

32246

Between Streets

BRADLEY ROAD

and FRASER AC

Required Attachments For Formal, Complete application

The following items must be attached to each application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

One copy of the Deeds to indicate proof of property ownership.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING**. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee: \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof
2.49 Acres @ \$10.00 /acre: \$30.00
- 3) Plus Notification Costs Per Addressee
22 Notifications @ \$7.00 /each: \$154.00
- 4) Total Rezoning Application Cost: \$2,184.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

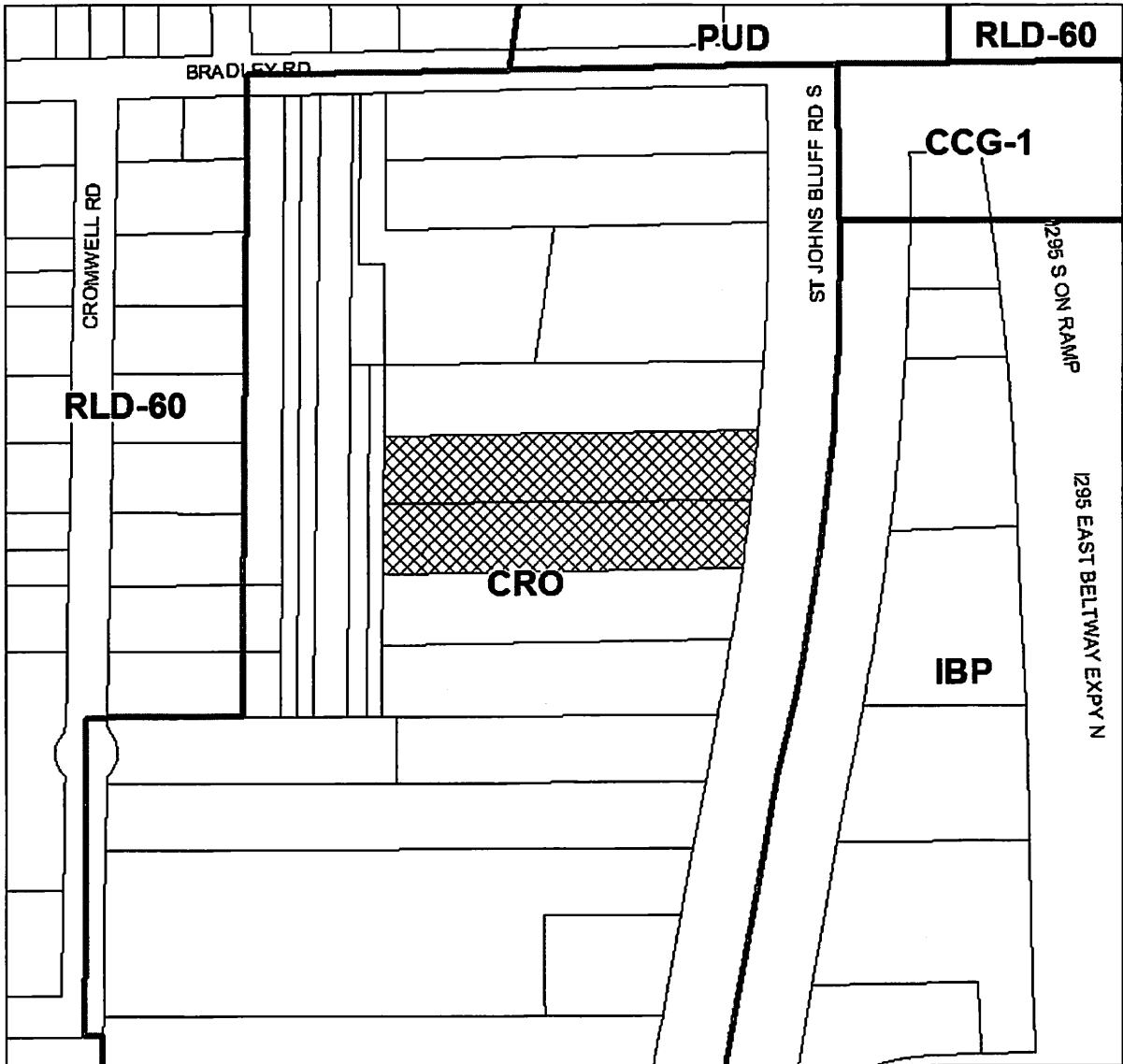
LEGAL DESCRIPTION

163804-0000, 163805-0000

LOTS 7 AND 8, BLOCK 62, ROBINWOOD ACRES UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 25, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

March 23, 2021

**Exhibit 1
Page 1 of 1**

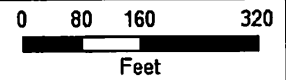
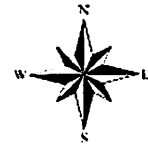
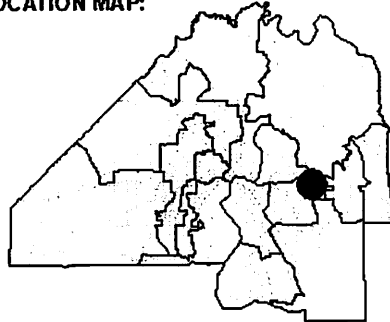


REQUEST SOUGHT:

FROM: CRO

TO: IBP

LOCATION MAP:



COUNCIL DISTRICT:

4

TRACKING NUMBER

T-2021-3445

**EXHIBIT 2
PAGE 1 OF 1**