



A NEW DAY.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

Planning and Development Department  
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August 22, 2024

The Honorable Randy White  
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.: 2024-527**

Dear Honorable Council President White, 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**

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	Absent
Ali Marar	Absent

Jack Meeks

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  
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**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2024-0527**

**AUGUST 22, 2024**

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 **2024-0527**.

***Location:*** 3319 Lenox Avenue  
Between Nelson Street and Summer Street

***Real Estate Number:*** 056893-0010

***Current Zoning District:*** Residential Low Density-60 (RLD-60)

***Proposed Zoning District:*** Industrial Business Park (IBP)

***Current Land Use Category:*** Residential Professional Institutional (RPI)

***Proposed Land Use Category:*** Business Park (BP)

***Planning District:*** District 5 — Northwest

***Council District:*** District 9

***Applicant:*** Cyndy Trimmer, Esq.  
Driver, McAfee, Hawthorne, and Diebenow, PLLC  
1 Independent Drive, Suite 1200  
Jacksonville, FL 32202

***Owner:*** Confederated Specialty LLC  
3333 Lenox Avenue  
Jacksonville, FL 32254

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2024-0527** seeks to rezone 0.99± acres of vacant property from Residential Low Density-60 (RLD-60) to Industrial Business Park (IBP) in order to allow for the property owner to utilize the property consistent with its operations on the adjacent parcel at 3333 Lenox Avenue (RE#: 056882-0000).

**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 0.99-acre subject site is located on the north side of Lenox Avenue and between Summer Street and Nelson Street. According to the City's Functional Highways Classification Map, Lenox Avenue is a collector roadway. The site is currently vacant. The applicant seeks to rezone from RLD-60 to IBP to allow for Business Park uses on the property. A companion Future Land Use Map (FLUM) amendment was also filed for this site from RPI to BP (L-5943-24C / Ordinance 2024-526) which is pending concurrently with this application.

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. Limited commercial retail and service establishments, hotels, and motels may also be permitted. Residential uses are also permitted in appropriate locations as identified under the Development Area Uses and densities. The maximum gross density in Suburban Area shall be 20 units/acre and there shall be no minimum density.

The proposed rezoning to IBP is consistent with the proposed BP land use pursuant to Ordinance 2024-526.

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

Yes. This rezoning does further the Goals, Objectives and Policies of the 2045 Comprehensive Plan, including the following:

**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.

*Approval of this rezoning would allow the property owner to utilize the property consistent with its operations on the adjacent parcel at 3333 Lenox Avenue (RE#: 056882-0000).*

**Airport Environmental Zone**

The site is located within the 500-foot Height and Hazard Zone for Herlong Recreational Airport. Zoning will limit development to a maximum height of 500 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).

**Brownfield Study Area**

This site is located within a Brownfields Study Area designated by Resolution 2011-383-A, and as defined in Section 376.79(5), F.S. Since the property is located within a Brownfields Study Area, the owner may request that the property be designated as a Brownfield Site. Not all properties located within the Brownfield Study Area are contaminated. A Brownfield Site is property where the expansion, redevelopment, or reuse of the property may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant. Tax credits may be available for properties designated as a Brownfield Site.

**Archaeological Sensitivity**

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low sensitivity for the presence of archaeological resources. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

**3. *Does the proposed rezoning conflict with any portion of the City's land use regulations?***

No. The proposed rezoning does not conflict with any portions of the City's land use regulations. If approved, the subject property will be permitted for development within the IBP zoning district.

**SURROUNDING LAND USE AND ZONING**

The subject site is located on the north side of Lenox Avenue and west of Owen Avenue. The properties that surround the subject site to the north and east are single family dwellings within the RLD-60 zoning district. The properties to the south of the subject property are properties zoned as

CCG-2 with single family dwelling, office, warehousing, and day care uses. The properties to the west are located in the IBP zoning district and pertain to warehousing and church uses. Staff finds the requested rezoning to IBP furthers the 2045 Comprehensive Plan's goals and purposes to provide more infill development. Nonetheless the surrounding uses, land use category and zoning are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RLD-60	Single Family Dwellings
South	CGC	CCG-2	Single Family Dwellings; Office; Warehousing; Day Care
East	LDR	RLD-60	Single Family Dwellings; Multi-Family Dwellings
West	BP	IBP	Warehouse, Church

It is the opinion of the Planning and Development Department that the requested rezoning to IBP will be consistent and compatible with the surrounding uses.

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on August 13, 2024, by the Planning and Development Department, the Notice of Public Hearing sign was posted.

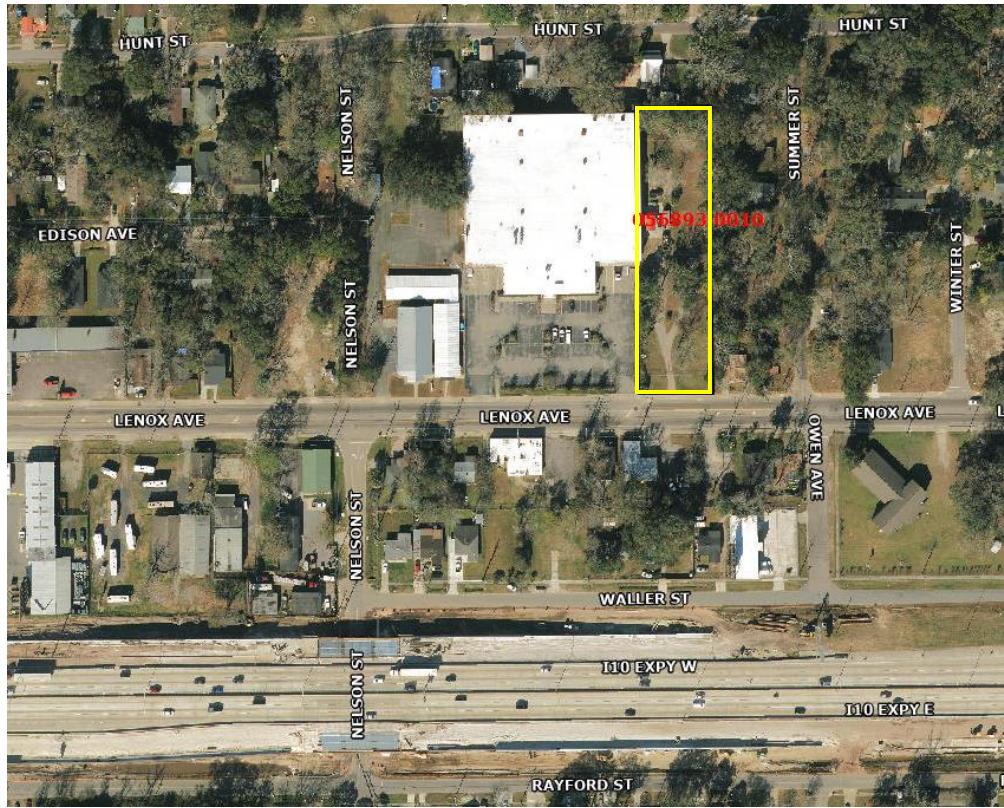


**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2024-0527** be **APPROVED**.

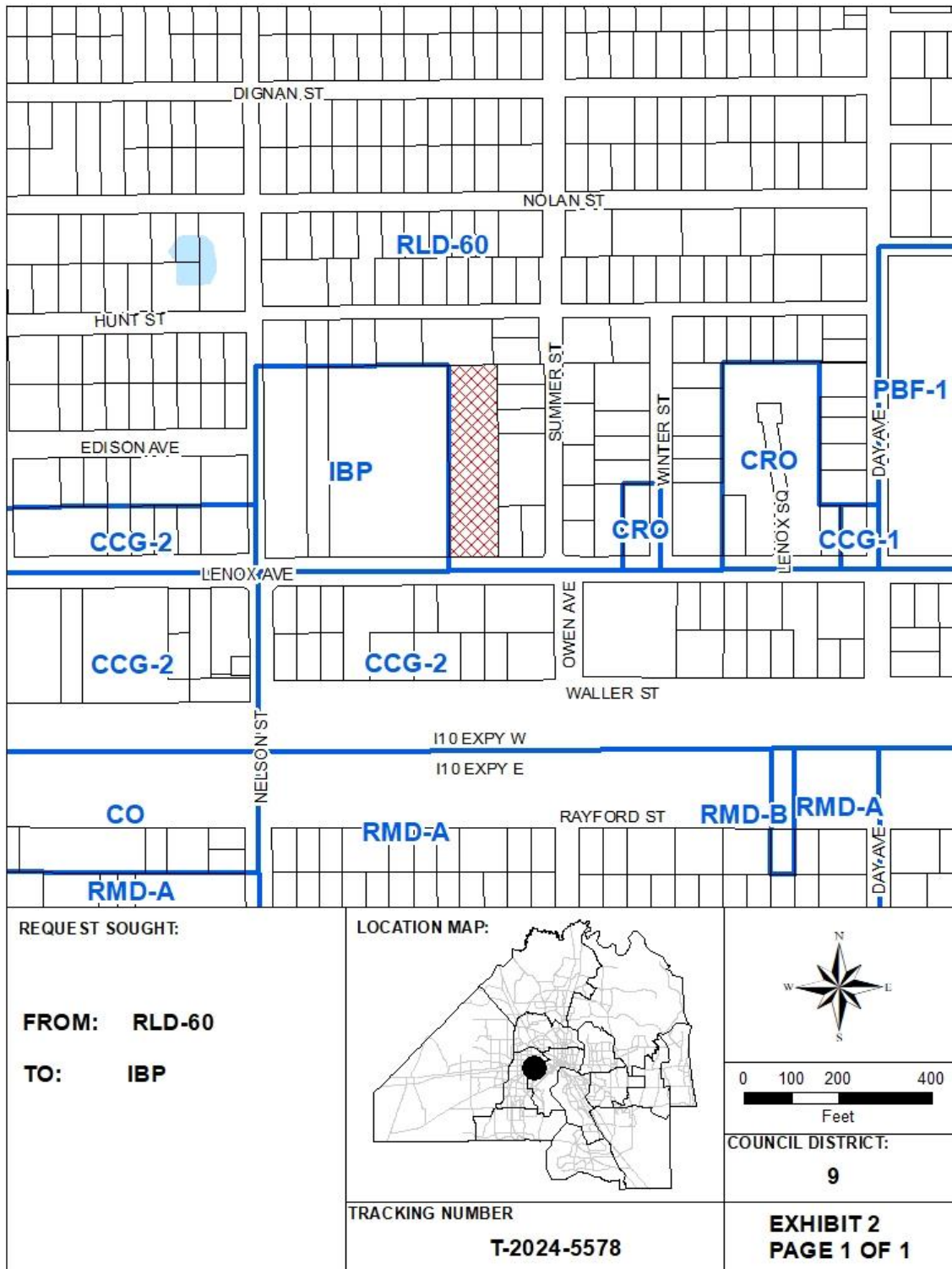


**Aerial View of the subject property**



**View of Subject Property**





Legal Map