

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

February 4, 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.: 2021-4**

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**

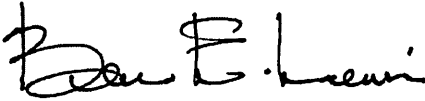
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 6-0

Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Absent
Ian Brown	Aye
Alex Moldovan	Aye
Jason Porter	Aye

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

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce E. Lewis". The signature is fluid and cursive, with the first name "Bruce" being the most prominent.

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 OF

APPLICATION FOR REZONING ORDINANCE 2021-0004

FEBRUARY 4, 2021

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 2021-0004.

Location: 0 New Kings Road

Real Estate Number: 002484-3100

Current Zoning District: Planned Unit Development (PUD)

Proposed Zoning District: Industrial Light (IL)

Current Zoning District: Multi Use (MU)

Proposed Zoning District: Light Industrial (LI)

Planning District: District 6-North

Applicant/Owner: Lara Hipps
Hipps Group Inc.
1650 Margaret Street #323
Jacksonville, Florida 32204

Owner: Todd Myrick
Myrick Logistics, Inc.
4905 34th Street South
St. Petersburg, FL 33711

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance 2021-0004 seeks to rezone 5± acres of undeveloped property from Planned Unit Development (PUD) to Industrial Light (IL) in order to allow for industrial uses. The Planning and Development Department finds that the subject property is located in the Multi Use (MU) 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 Large-Scale Land Use Amendment to the Future Land Use Map Series L-5463-20A (Ordinance 2021-0003) that seeks

to amend the portion of the site that is within the Multi Use (MU) land use category to Light Industrial (LI). The land use amendment and the companion rezoning will remove the site from the Northwood RAC and associated PUD.

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. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning and Development Department finds the subject property to be located in the Light Industrial (LI) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. The Industrial Light (IL) Zoning District is a primary zoning district within the Light Industrial (LI) functional land use category. The site is also located in Planning District 6 and Council District 7.

According to the Category Description in the Future Land Use Element (FLUE), the Multi-Use (MU) land use category is intended to accommodate, in a more innovating fashion, development of areas in a larger scale and size while facilitating mixed-use development with horizontal and vertical land use integration.

Light Industrial (L I) is a category which provides for the location of industrial uses which have fewer objectionable impacts than Heavy Industrial (H I) on residential areas such as noise, odor, toxic chemicals and wastes

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

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. The LI Future Land Use Category is intended to provide for location of industrial uses which have fewer objectionable impacts than Heavy Industrial (HI) on residential areas such as noise, odor,

toxic chemical and wastes. Generally, light assembly, manufacturing, packing, processing, and storage/warehousing are principal uses in this category.

Future Land Use Element

Policy 1.2.9

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

The subject properties is located in the Suburban Development Area and per JEA Availability Letter dated July 8, 2020 JEA does not have water or sewer within ¼ mile of the subject property. The proposed use will need to connect to City Water and City Sewer in order to be in compliance with Policy 1.2.9.

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 the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Airport Environment Zone

The site is located within the 500 foot Height and Hazard Zone for the Jacksonville International Airport. Zoning will limit development to a maximum height of less than 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).

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 PUD to IL in order to allow for industrial uses.

SURROUNDING LAND USE AND ZONING

The subject site is located to the west of Old Kings Road between Dinsmore Tower Road and Woodley Road. It is also located within the Suburban Development Area, Planning District 6 and

Council District 7. The 5.0 acre subject site is currently located in the M U land use category and is part of the larger 1,628 acre Northwood Regional Activity Center (RAC). The property is surrounded on two side by vacant undeveloped land zoned CSV and PUD and to the West is single family dwellings zoned AGR. The adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CSV	CSV	Vacant
South	MU	PUD: 2009-0542	Vacant
East	MU	PUD: 2005-0419	Vacant
West	AGR-IV	AGR	Single Family Dwellings

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 **January 12, 2021** by the Planning and Development Department, the required 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 **2021-0004** be **APPROVED**.



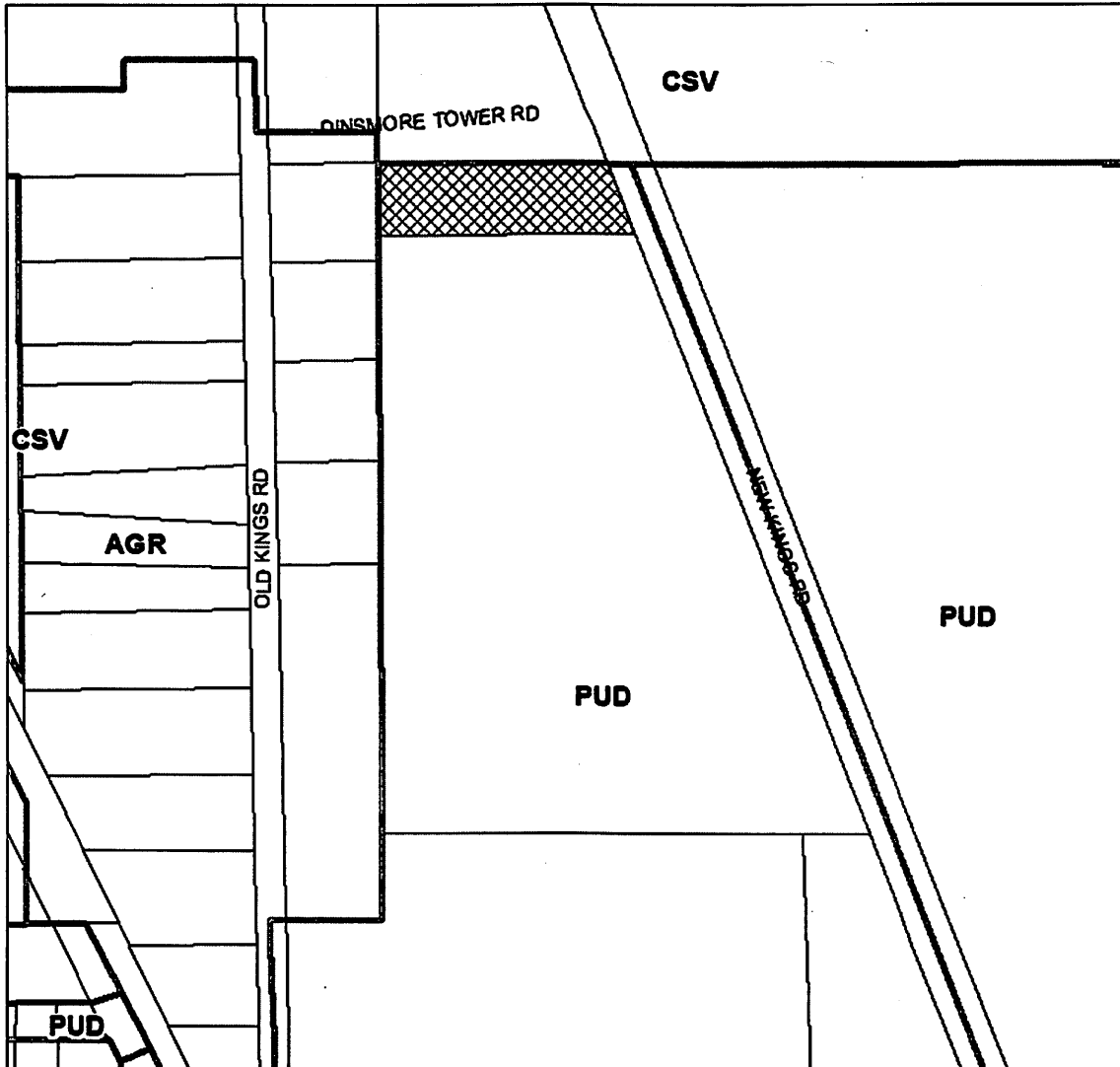
Aerial View

Source: JaxGIS Map



Subject Site

Source: GoogleMaps



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: IL</p>	<p>LOCATION MAP:</p>	<p>COUNCIL DISTRICT: 7</p>
<p>ORDINANCE NUMBER ORD-2021-0004</p>	<p>TRACKING NUMBER T-2020-3017</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

Legal Map
 Source: JaxGIS Map

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2021-0004 Staff Sign-Off/Date ELA / 01/12/2021

Filing Date 01/12/2021 Number of Signs to Post 1

Hearing Dates:

1st City Council 02/09/2021 Planning Commission 02/04/2021

Land Use & Zoning 02/17/2021 2nd City Council 02/23/2021

Neighborhood Association THE EDEN GROUP INC.

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3017

Application Status FILED COMPLETE

Date Started 07/16/2020

Date Submitted 07/22/2020

General Information On Applicant

Last Name HIPPS	First Name LARA	Middle Name DIANE
---------------------------	---------------------------	-----------------------------

Company Name
HIPPS GROUP INC.

Mailing Address
1650 MARGARET STREET #323

City JACKSONVILLE	State FL	Zip Code 32204
-----------------------------	--------------------	--------------------------

Phone 9047812654	Fax 9047812655	Email LARA@HIPPSGROUPINC.COM
----------------------------	--------------------------	--

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name MYRICK	First Name TODD	Middle Name
----------------------------	---------------------------	--------------------

Company/Trust Name
MYRICK LOGISTICS, INC.

Mailing Address
4905 34TH ST. SOUTH

City ST.PETERSBURG	State FL	Zip Code 33711
------------------------------	--------------------	--------------------------

Phone	Fax	Email

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2009-542

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	002484 3000	7	6	PUD	IL

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

Existing Land Use Category

MU

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 5.00

Justification For Rezoning Application**Location Of Property****General Location**

NEW KINGS ROAD AT DIMSMORE TOWER RD

House #	Street Name, Type and Direction	Zip Code
0	NEW KINGS RD	32219

Between Streets

DINSMORE TOWER RD and WOODLEY RD

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

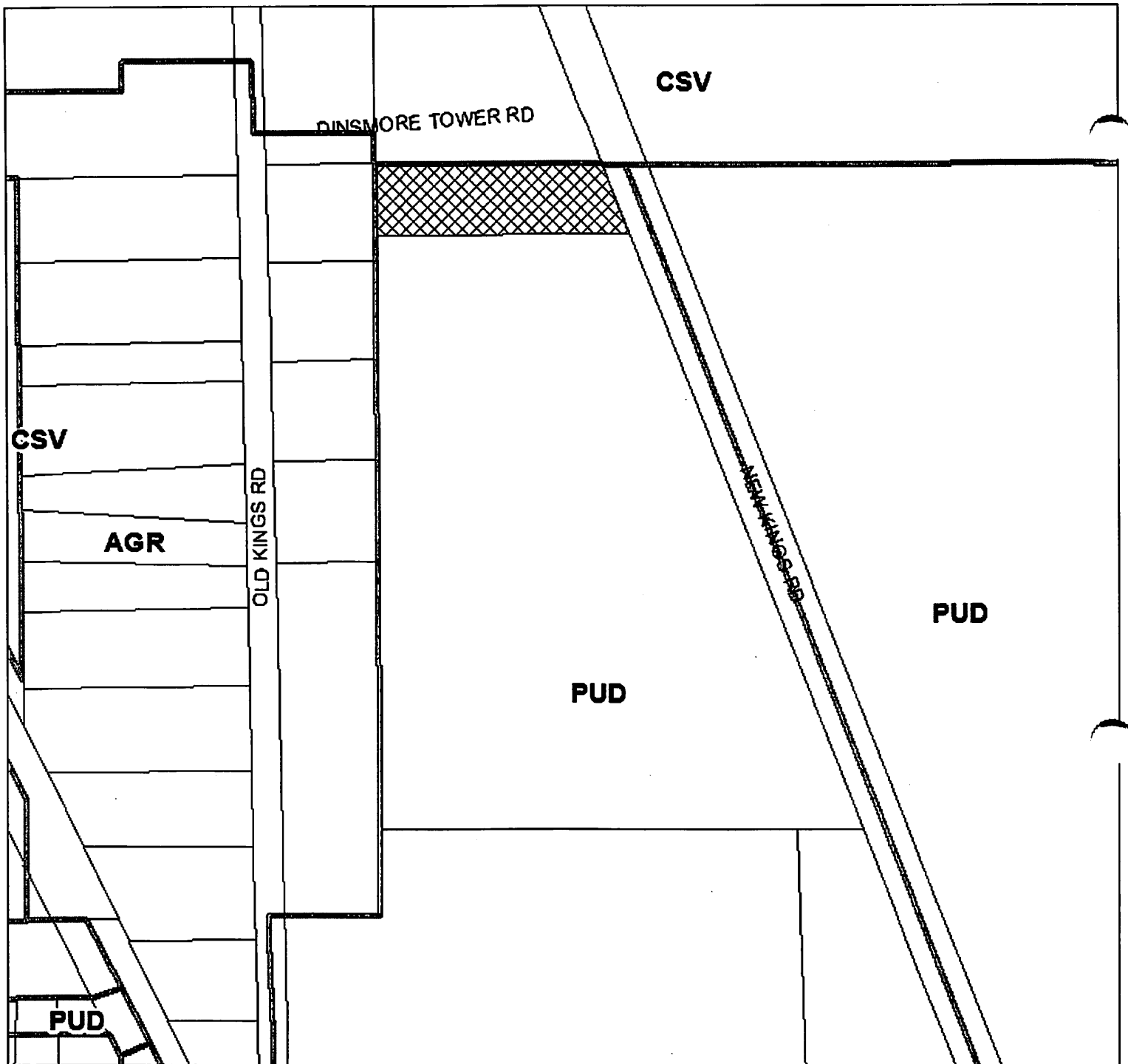
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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
5.00 Acres @ \$10.00 /acre: \$50.00
- 3) Plus Notification Costs Per Addressee
5 Notifications @ \$7.00 /each: \$35.00
- 4) Total Rezoning Application Cost: \$2,085.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

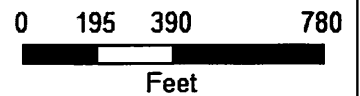
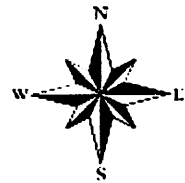
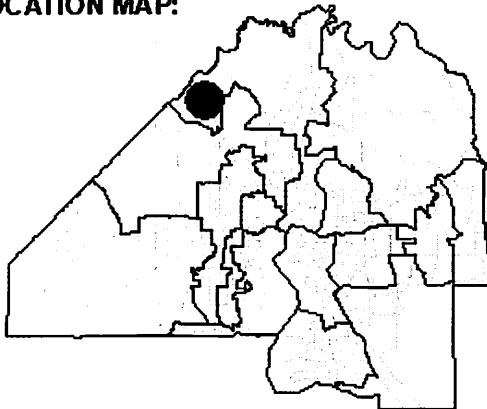


REQUEST SOUGHT:

FROM: PUD

TO: IL

LOCATION MAP:



COUNCIL DISTRICT:

7

TRACKING NUMBER

T-2020-3017

**EXHIBIT 2
PAGE 1 OF 1**

Legal Description

A PORTION OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AS THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 00°29'22" WEST, ALONG THE WEST LINE OF SAID SECTION 26, 2390.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°29'22" WEST, ALONG SAID WEST LINE, 254.23 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 26 SAID POINT ALSO BEING THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 9567, PAGE 1991, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°45'00" EAST, ALONG THE NORTHERLY LINE OF THE SOUTHWEST ¼ OF SAID SECTION 26, AND ALONG THE SOUTH BOUNDARY LINE OF LAND DESCRIBED IN OFFICIAL RECORDS VOLUME 10818, PAGE 297, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, 808.26 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 150.00 FOOT RIGHT OF WAY); THENCE SOUTH 21°19'28" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 272.45 FEET; THENCE SOUTH 89°45'00" WEST, 905.17 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 5.00 ACRES MORE OR LESS.



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Lara Hipps
Hipps Group Inc.
6410 Shindler Dr
Jax, FL, 32204

July 08, 2020

Project Name: Bermudez
Availability#: 2020-2190

Attn: Lara Hipps,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. If this availability request is for a sewer lateral, prior to relying on the described POC and/or any reference drawings, the applicant shall request and pay for a JEA field locate, for a cost of \$491.00, to determine the actual location and suitability of this potential POC. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement from the third party owner providing applicant with the right to construct the utilities.

Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida. All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found on jea.com.

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found, https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2020-2190
Request Received On: 6/29/2020
Availability Response: 7/8/2020
Prepared by: Roderick Jackson

Project Information

Name: Bermudez
Type: Office Building
Requested Flow: 270 gpd
Location: New Kings Road
Parcel ID No.: 002484 0000
Description: Truck sales and service

Potable Water Connection

Water Treatment Grid: NORTH GRID
Connection Point #1: JEA does not have water within 1/4 mile of this property
Connection Point #2: NA
Special Conditions: N/A

Sewer Connection

Sewer Treatment Plant: N/A
Connection Point #1: JEA does not have sewer within 1/4 mile of this property
Connection Point #2: NA
Special Conditions: N/A

Reclaimed Water Connection

Sewer Region/Plant: N/A
Connection Point #1:
Connection Point #2: NA
Special Conditions: N/A

General Comments:

Electric Availability: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.