

**REPORT OF THE PLANNING DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2025-0167**

**APRIL 3RD, 2025**

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 **2025-0167**.

<b><i>Location:</i></b>	5355 Pickettville Road, between Edgewood Dr and Old Kings Road
<b><i>Real Estate Number:</i></b>	042197-0020
<b><i>Current Zoning District:</i></b>	Residential Rural-Acre (RR-Acre)
<b><i>Proposed Zoning District:</i></b>	Industrial Light (IL)
<b><i>Current Land Use Category:</i></b>	Low Density Residential (LDR)
<b><i>Proposed Land Use Category:</i></b>	Light Industrial (LI)
<b><i>Planning District:</i></b>	District 5 - Northwest
<b><i>Council District:</i></b>	District 10
<b><i>Applicant:</i></b>	Michael Sittner, Esq. Drive, McAfee, Hawthorne and Diebenow, PLLC 1 Independent Drive, Suite 1200 Jacksonville, Florida 32202
<b><i>Owner:</i></b>	Smart and Son Investments LLC 5637 Buffalo Avenue Jacksonville, Florida 32208
<b><i>Staff Recommendation:</i></b>	<b>APPROVE</b>

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2025-0167** seeks to rezone 15.87± acres of a property from Residential Rural-Acre (RR-Acre) to Industrial Light (IL). The subject site is located along Pickettville Road and currently vacant. The applicant is seeking to rezone the site to Industrial Light to allow for light industrial uses on the property.

The Planning 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. There is a companion Land Use Amendment, **2025-0166 (L-2998-24C)**. The proposed Land Use Amendment is for Low Density Residential (LDR) to Light Industrial (LI). This property is located with the Industrial Situational Compatibility overlay and thus is suitable for industrial uses. The property owner will be required to provide a 150 feet buffer adjacent to the existing single family lots.

### **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?***

The 15.87 acre subject site is located along the north side of Pickettville Road, an unclassified roadway, between Edgewood Drive, unclassified, and Old Kings Road, a minor arterial roadway.

The applicant seeks to rezone the site from RR-Acre to IL to allow for development consistent with the Industrial Light zoning district. A companion Future Land Use Map (FLUM) amendment was also filed for the subject site to amend the land use from LDR to LI (L-5998-24C / Ordinance 2025-166) which is pending concurrently with this application.

Light Industrial (LI) is a category which provides for the location of industrial uses that are able to be performed in such a manner as to control the external effects of the process, such as smoke, noise, soot, dirt, vibration, odor, etc. Uses within this category, other than outside storage, shall be conducted within an enclosed building. Generally, light industrial uses involve materials that have previously been prepared, or raw materials that do not need refining. These uses do not create a noticeable amount of noise, dust, odor, smoke, glare or vibration outside of the building or on the site in which the activity takes place.

The proposed rezoning to IL is consistent with the proposed LI land use pursuant to Ordinance 2025-0166

The proposed rezoning to IL is consistent with the proposed LI land use pursuant to pending Ordinance 2025-166.

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

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan. According to the Future Land Use Element (FLUE).

**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.

**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.

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

No. If the proposed Land Use Amendment is approved, the proposed rezoning would not be in conflict with any portion of the City's land use regulations. If approved as recommended by the Staff of the Planning Department, the subject property will be rezoned from RR-Acre to IL to allow for light industrial uses within the Light Industrial Functional Land Use Category.

**SURROUNDING LAND USE AND ZONING**

The subject property is located on the north side of Pickettville Road, a local roadway. The surrounding land uses and zoning districts have only changed slightly over several decades. The property directly to the south on the north side of Pickettville Rd is a cemetery and zoned PBF-2. Directly south of this property on the south side of Pickettville Road is the Pickettville Road Landfill Superfund Site (FLD980556351). Properties to the east along Pickettville Road are currently zoned as IL. The abutting properties to the west consist of single-family dwellings. The adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RR-Acre	Single-family dwellings
South	PBF	PBF-2	Cemetery
East	LI	IL	Truck Storage
West	LDR	RR-Acre	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 **March 20th, 2025** 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 **2025-0167** be **APPROVED**.



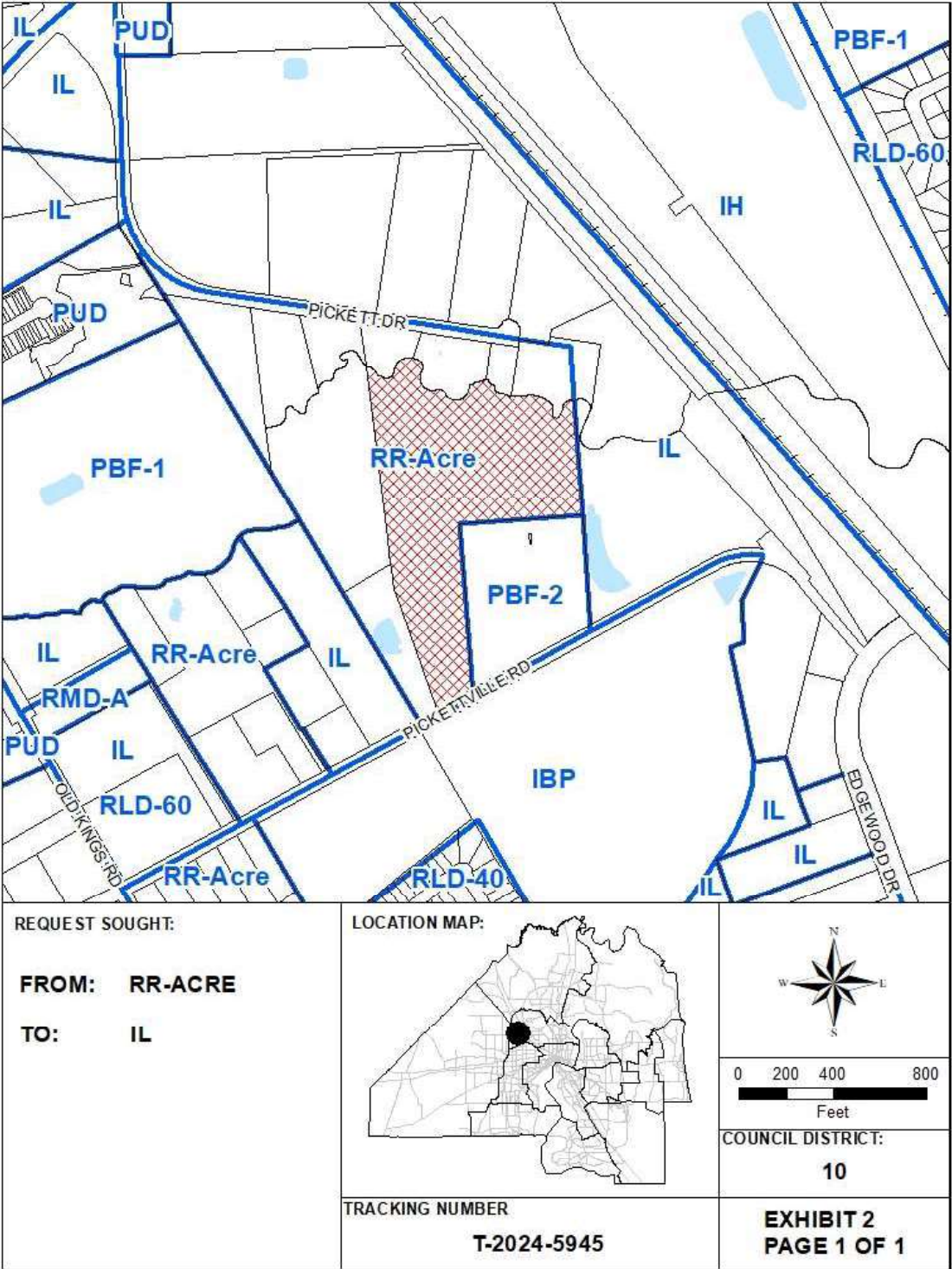
Source: JaxGIS, 3/20/2025

**Aerial view of the property, facing north.**



*Source: Planning & Development Department, 3/20/24*  
**View of the subject property from Pickettville Rd.**





Legal Map