



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
214 N. Hogan St., Suite 300
Jacksonville, FL 32202
(904) 630-CITY
Jacksonville.gov

June 6, 2024

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.: 2024-309 **Application for: Conventional Rezoning**

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**

This rezoning is subject to the following exhibits:

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions: **None**

Planning Department conditions: **None**

Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There was little discussion by the commission regarding the Ordinance.

Planning Commission Vote: **7-0**

| | |
|-------------------------|--------|
| 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 | 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
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT OF

APPLICATION FOR REZONING ORDINANCE 2024-0309

MAY 23, 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 **2024-0309**.

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| <i>Location:</i> | 9061 Beaver Street West, Between Jones Road and Devoe Street |
| <i>Real Estate Number:</i> | 006858 0050 |
| <i>Current Zoning District:</i> | Commercial Community General-1 (CCG-1) Commercial Community General-2 (CCG-2) |
| <i>Proposed Zoning District:</i> | Industrial Light (IL) |
| <i>Current Land Use Category:</i> | Community General Commercial (CGC) |
| <i>Proposed Land Use Category:</i> | Light Industrial (LI) |
| <i>Planning District:</i> | Northwest, District 5 |
| <i>Applicant:</i> | Curtis Hart Hart Resources LLC 8051 Tara Lane Jacksonville, Florida 32216 |
| <i>Owner:</i> | Jimmy Kittrell R. Louise Kittrell LLC 257 Jones Road Jacksonville, FL 32220 |
| <i>Staff Recommendation:</i> | APPROVE |

GENERAL INFORMATION

Application for Rezoning Ordinance **2024-0309** seeks to rezone approximately 1.70± acres of land from Commercial Community General-1 (CCG-1) and Commercial Community General-2 (CCG-

2) to Industrial Light (IL). The rezoning to Industrial Light (IL) is being sought to allow for warehousing and office uses.

The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) 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, **2024-0308 (L-5912-24C)** to amend the land use category from Community General Commercial (CGC) to Light Industrial (LI).

The subject site is located within the boundaries of the Military Notice Zone for OLF Whitehouse and the Lighting Regulation Zone at Outlying Field Whitehouse. In accordance with 656.1005.2(d)(6), all artificial lighting equipment, including but not limited to flood lights and search lights, whether temporary or permanent installations, shall have positive optical controls so that no light is emitted above the horizontal plane. No building permit shall be granted in this zone unless this requirement has been met.

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 Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) 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. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series **L-5912-24C (Ordinance 2024-0308)** that seeks to amend the portion of the site that is within the Community General Commercial (CGC) land use category to Light Industrial (LI).

The proposed rezoning to IL is consistent with the proposed LI land use pursuant to Ordinance **2024-308**.

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. 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. Principal uses include, but are not limited to, Light assembly and manufacturing; Packaging; Processing; Manufacturing of paints, enamels and allied products; Concrete batching plants; Storage/warehousing; and Distribution.

Future Land Use Element

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.

Objective 1.6

The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

Airport Environment Zones

Height and Hazard Zone

The site is located within the 300-foot Height and Hazard Zone for the Herlong Recreational Airport and for Outlying Field- Whitehouse (OLF-Whitehouse). Zoning will limit development to a maximum height of 300 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).

Airport Notice Zone

The site is also located in a Military Influence Zone for OLF Whitehouse. Known as Airport Notice Zones in the Land Development Regulations. They encompass all lands within accident potential zones, the lighting regulation zone (for OLF Whitehouse only),

the 60-64.99 DNL noise contour, and the one hundred fifty (150) foot Height and Hazard Zone or inner horizontal and conical surface zones as shown on the Military and Civilian Influence Zones. They apply to NAS Jacksonville, NS Mayport and OLF Whitehouse.

Execution of an Airport Notice Zone Acknowledgement for properties located within these zones is required pursuant to Section 656.1010, Ordinance Code.

The amendment site is located within the 60 Day-Night Sound Level (DNL) zone for OLF Whitehouse. Future Land Use Element Policy 2.6.9 and 2.6.13 includes requirements related to density, use, and noise level reduction in construction for sites within this noise zone.

OLF Lighting Regulation Zone

This site is in the Lighting Regulation Zone for OLF Whitehouse. In accordance with 656.1005.2(d)(6), all artificial lighting equipment, including but not limited to flood lights and search lights, whether temporary or permanent installations, shall have positive optical controls so that no light is emitted above the horizontal plane. No building permit shall be granted in this zone unless this requirement has been met.

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 CCG-1 and CCG-2 to IL to permit warehousing and office uses.

SURROUNDING LAND USE AND ZONING

The 1.70 acre subject site is located along the north side of West Beaver Street (US-90), a minor arterial road, between Jones Road, a collector road, and Devoe Street. The site currently includes a vacant single family residence. The adjacent land use categories and zoning districts are as follows:

| Adjacent Property | Land Use Category | Zoning District | Current Use |
|--------------------------|--------------------------|------------------------|---|
| North | CGC | CCG-1 | Warehouse, single-family dwelling |
| South | LI/CGC | IL/CCG-2 | Gas station, service garage |
| East | CGC | CCG-1 | Warehouse, single-family dwelling |
| West | RPI/CGC | RLD-60/CCG-2 | Single-family dwelling, commercial retail |

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 **May 16, 2024** 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 **2024-0309** be **APPROVED**.



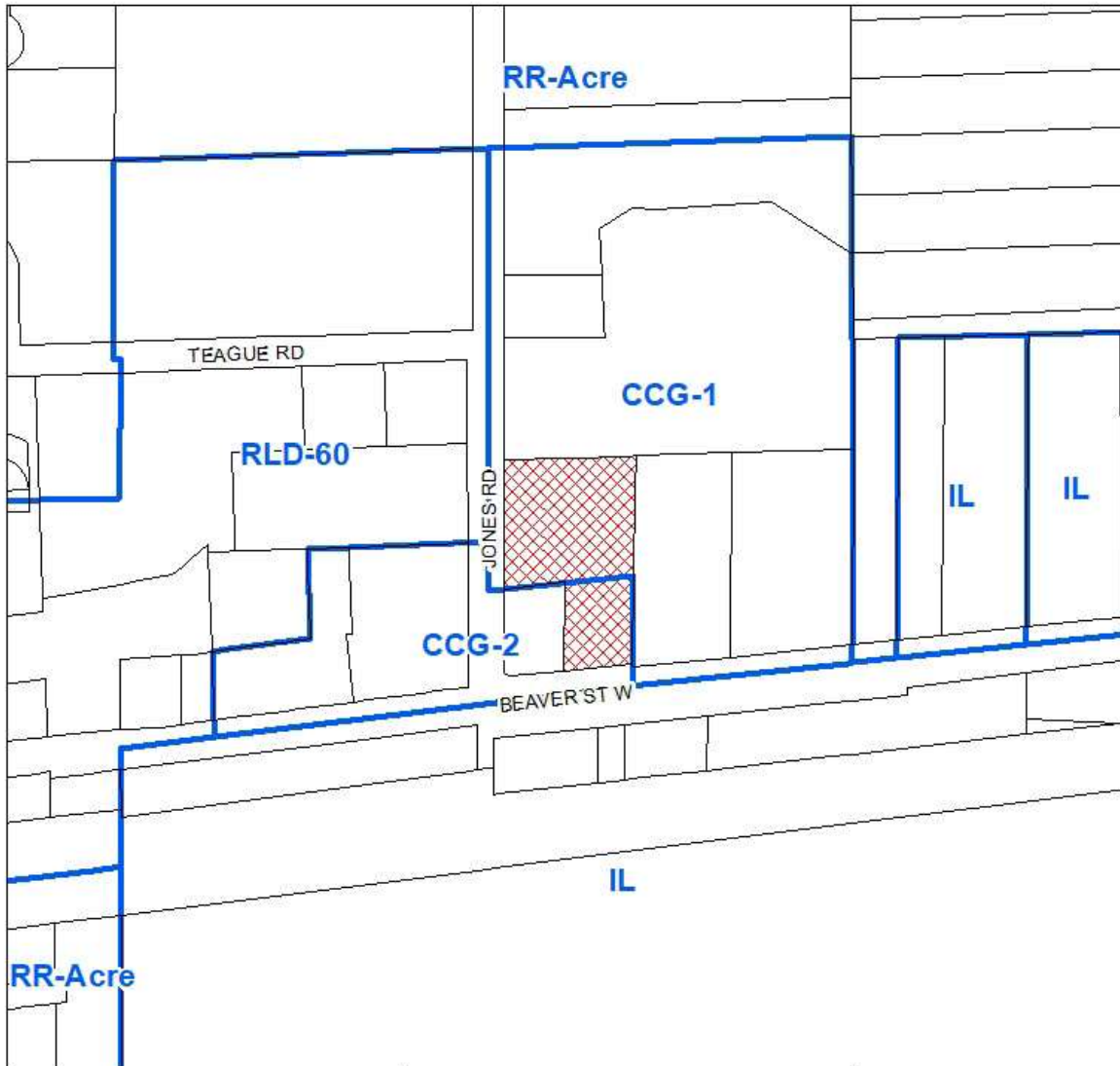
Source: Planning & Development Department, 5/16/2024
Aerial view of the subject property, facing north.

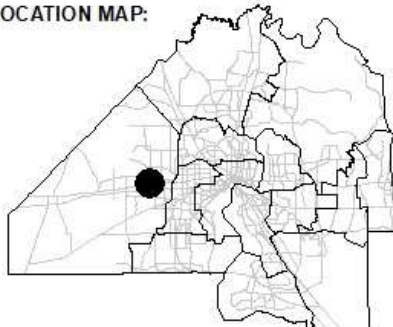
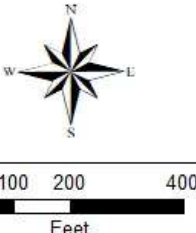


Source: Planning & Development Department, 5/16/2024
View of subject property from Jones Road.



Source: Planning & Development Department, 5/16/2024
View of subject property from Beaver Street West.



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| <p>REQUEST SOUGHT:</p> <p>FROM: CCG-1 & CCG-2</p> <p>TO: IL</p> | <p>LOCATION MAP:</p>  |  <p>COUNCIL DISTRICT:</p> <p>12</p> |
| <p>ORDINANCE NUMBER</p> <p>ORD-2024-0309</p> | <p>TRACKING NUMBER</p> <p>T-2024-5448</p> | <p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p> |