

# City of Jacksonville, Florida

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*Lenny Curry, Mayor*

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

March 23, 2023

The Honorable Terrance Freeman, 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.: 2023-0120**

Dear Honorable Council President Freeman, 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**

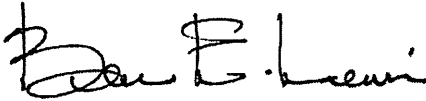
Planning Commission Commentary: There were no speakers in opposition and little discussion among the commissioners.

Planning Commission Vote: **8-0 Approve**

Alex Moldovan, Chair	Aye
Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Aye
David Hacker	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 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 TO****APPLICATION FOR REZONING ORDINANCE 2023-0120****MARCH 23, 2023**

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 **2023-0120**.

***Location:*** 0 Celery Avenue South, 10990 General Avenue

***Real Estate Number:*** 006737-0000, 006733-0000

***Current Zoning District:*** Residential Rural-Acre (RR-Acre)

***Proposed Zoning District:*** Industrial Light (IL)

***Current Land Use Category:*** Low Density Residential (LDR)

***Proposed Land Use Category:*** Light Industrial (LI)

***Planning District:*** Northwest, District 5

***Applicant/Agent:*** Chris Hagan  
The Southern Group  
208 North Laura Street Suite 710  
Jacksonville, FL 32202

***Owner:*** Jason Harrell  
10803 General Avenue  
Jacksonville, FL 32220

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

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2023-0120** seeks to rezone approximately 5.16± acres of property from Residential Rural-Acre (RR-Acre) to Industrial Light (IL). The request to rezone the property is to allow for industrial light uses similar to those existing in surrounding area. The property is currently located in the Low Density Residential (LDR) land use category within the Urban Area of the Future Land Use Element of the 2030 Comprehensive Plan. There is a companion Land Use Amendment, **2023-0119 (L-5787-22C)**. The proposed LUA is for a small scale land-use amendment from Low Density Residential (LDR) to Light Industrial (LI). Adjacent

property, 328 Center Avenue, was previously approved for similar rezoning from RR-Acre to IL per **Ord. #2022-0480**.

### **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 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 2030 Comprehensive Plan. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series **L-5787-22C (Ordinance 2023-0119)** that seeks to amend the portion of the site that is within the Low Density Residential (LDR) land use category to Light Industrial (LI). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5787-22C be approved.

The application site is surrounded by a mix of uses in the Community/General Commercial (CGC) and Light Industrial (LI) land use categories.

Light Industrial (LI) land use category provides for the location of industrial uses which have fewer objectionable impacts than Heavy Industrial (HI) on residential areas such as noise, odor, toxic chemical and wastes. Principal uses in the LI category include but are not limited to light assembly and manufacturing, packaging, processing, storage and warehousing.

The subject site is within an Industrial Situational Compatibility Zone. Per FLUE Policy 3.2.30, sites within such zones are presumed to be appropriate for land use map amendments to industrial categories, subject to a case-by-case review of consistency with State and regional plans and the Comprehensive Plan.

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. A description of the category is noted below.

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

This proposed rezoning is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

**Future Land Use Element**

**Goal 1**

To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

*The proposed rezoning to IL will continue to ensure the character of the surrounding area which has been transitioning to more industrial.*

**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.

*Per the submitted JEA Availability Letter dated January 20, 2023 and shows the property has the ability to connect to both City Water and City Sewer through existing water and sewer mains along General Avenue and Chaffee Road South. Therefore this application will be in compliance with Policy 1.2.9.*

**Industrial Zones**

The subject property is located within the “Industrial Situational Compatibility” Zone. “Situational Compatibility” Zone area is identified on the Industrial Preservation Map (Map L-23) of the Future Land Use Map series of the Future Land Use Element of the 2030 Comprehensive Plan as strategically located industrial lands for future industrial expansion and economic development.

**Policy 3.2.29**

The City shall continue to update its comprehensive inventory and mapping of Industrial lands to identify and protect existing strategically located industrial lands for future expansion and economic development. These areas are crucial to the long term economic

well-being of the City and are identified on the Industrial Preservation Map (Map L-23) as “Industrial Sanctuary” or “Areas of Situational Compatibility”.

**Policy 3.2.30**

The area shown on the Industrial Preservation Map (Map L-23) as “Industrial Sanctuary” or “Areas of Situational Compatibility” are presumed to be appropriate for land use map amendments to industrial categories, subject to a case-by-case review of consistency with State and regional plans and the Comprehensive Plan.

**Military Notice Zone**

The site is also located in a Military Notice Zone requiring execution of an Airport Notice Zone Acknowledgement, as required in Section 656.1010, Ordinance Code. The Airport Notice zones are areas for which the limits are represented by the 60 DNL to 64.99 DNL noise contour range.

**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 RR-Acre to IL in order to allow for Industrial Light uses similar in nature to surrounding properties.

**SURROUNDING LAND USE AND ZONING**

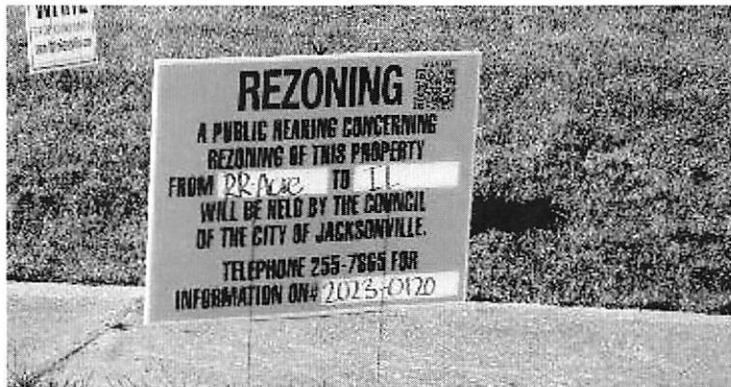
The subject site is located on the South side of General Avenue, a local roadway, and north of I-10 Expressway. The north side of General Avenue is primarily zoned Industrial Light with uses that range from open storage and warehousing. General Avenue going east transitions from Light Industrial to Heavy Industrial while the south side of General Avenue is developed with single family dwellings. The surrounding area is transitioning from residential to more industrial uses and recent rezoning Ord. #2022-0480 approved property located along Center Avenue from RR-Acre to IL. With the recent approved rezoning (2022-0480) and surrounding industrial uses 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.

The adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LI	IL	Open Storage
South	LDR	RR-Acre	Single Family Dwelling
East	LI/LDR	IL/RR-Acre	Single Family Dwellings
West	LDR	RR-Acre	Single Family Dwellings

### SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **March 16, 2023** by the Planning and Development Department, 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 Ordinance **2023-0120** be **APPROVED**.



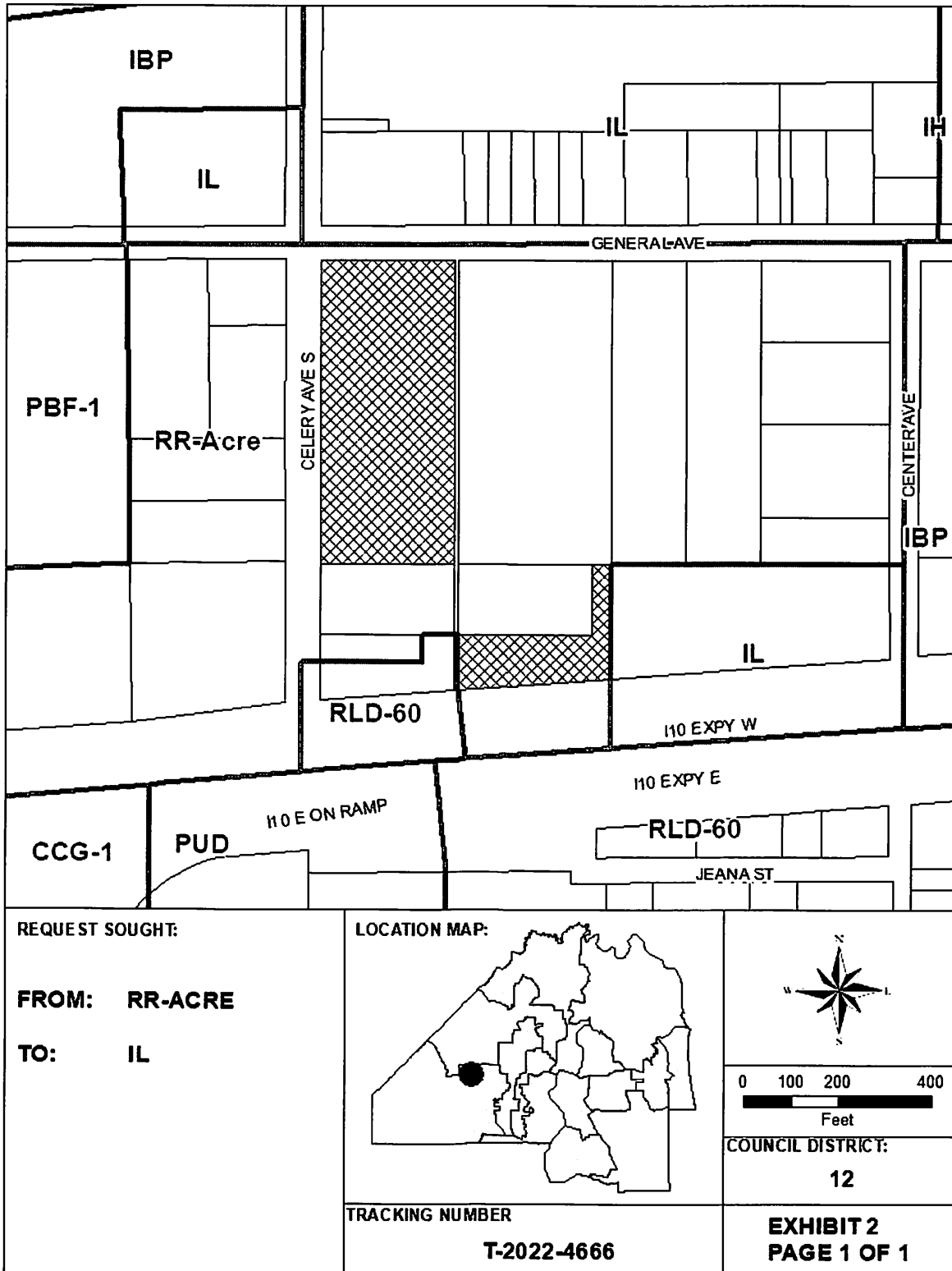
View of subject property



Aerial View

Source: JaxGIS Map





Legal Map  
Source: JaxGIS Map

**Application For Rezoning To Conventional Zoning District**

**Planning and Development Department Info**

**Ordinance #** 2023-0120 **Staff Sign-Off/Date** ELA / 02/13/2023  
**Filing Date** 02/28/2023 **Number of Signs to Post** 4  
**Hearing Dates:**  
**1st City Council** 03/28/2023 **Planning Commission** 03/23/2023  
**Land Use & Zoning** 04/04/2023 **2nd City Council** 04/11/2023  
**Neighborhood Association** WHITEHOUSE CIVIC ASSOCIATION, WEST JAX CIVIC ASSOCIATION  
**Neighborhood Action Plan/Corridor Study** N/A

**Application Info**

**Tracking #** 4666 **Application Status** FILED COMPLETE  
**Date Started** 11/30/2022 **Date Submitted** 12/12/2022

**General Information On Applicant**

**Last Name** HAGAN **First Name** DAVID **Middle Name** CHRISTOPHER  
**Company Name** THE SOUTHERN GROUP  
**Mailing Address** 208 N LAURA STREET, SUITE 710  
**City** JACKSONVILLE **State** FL **Zip Code** 32202  
**Phone** 9044258765 **Fax** **Email** HAGAN@THESOUTHERNGROUP.COM

**General Information On Owner(s)**

**Check to fill first Owner with Applicant Info**

**Last Name** HARRELL **First Name** JASON **Middle Name**  
**Company/Trust Name**  
**Mailing Address** 10803 GENERAL AVE.  
**City** JACKSONVILLE **State** FL **Zip Code** 32220  
**Phone** 9047594196 **Fax** **Email** JASON@HMIJAX.COM

**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 006737 0000	12	5	RR-ACRE	IL
Map 006733 0000	12	5	RR-ACRE	IL

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

**Existing Land Use Category**  
LDR

**Land Use Category Proposed?**  
**If Yes, State Land Use Application #**  
5787

**Total Land Area (Nearest 1/100th of an Acre)** 5.16

**Justification For Rezoning Application**

AREA IS MOVING TO INDUSTRIAL

**Location Of Property****General Location**

CORNER OF GENERAL AVE. AND CELERY AVE.

House #	Street Name, Type and Direction	Zip Code
10990	GENERAL AVE	32220

**Between Streets**

CELERY AVE and CENTER AVE

**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**

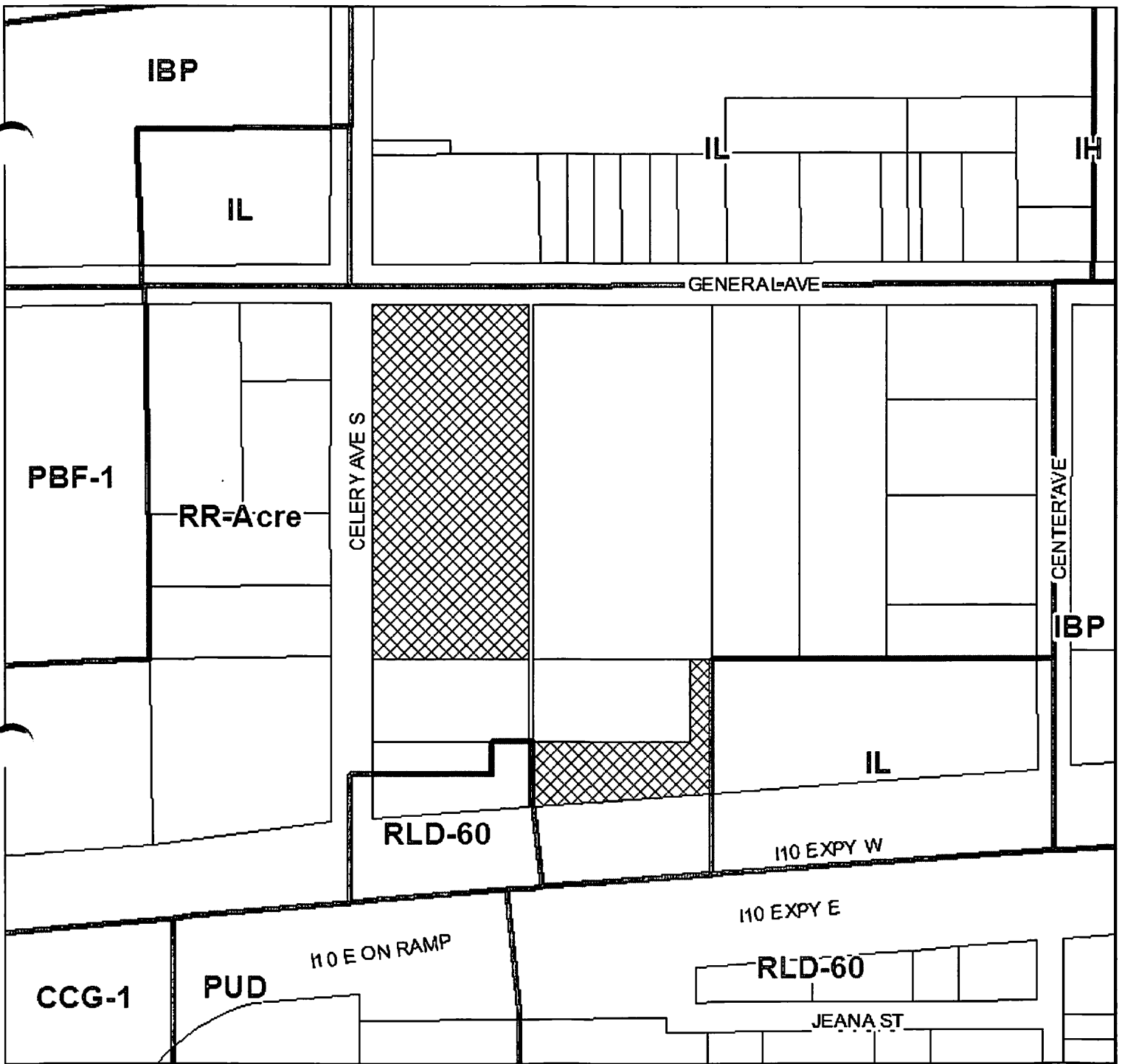
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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  
5.16 Acres @ \$10.00 /acre: \$60.00
- 3) Plus Notification Costs Per Addressee  
22 Notifications @ \$7.00 /each: \$154.00
- 4) Total Rezoning Application Cost: \$2,214.00

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

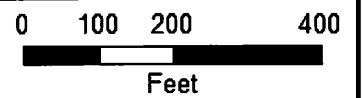
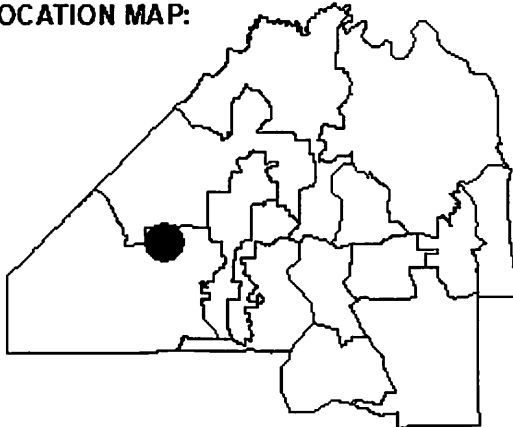


REQUEST SOUGHT:

FROM: RR-ACRE

TO: IL

LOCATION MAP:



COUNCIL DISTRICT:  
12

TRACKING NUMBER

T-2022-4666

EXHIBIT 2  
PAGE 1 OF 1

## LEGAL DESCRIPTION

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10990 GENERAL AVENUE  
JACKSONVILLE, FL 32220  
RE#: 006737-000

CHURCH LOT AND LOTS 8, 9, 10, 11 AND 12 BLOCK 28 WHITE CITY, ACCORDING TO THE PLAY THEREOF AS RECORDED IN PLAY BOOK 5 PAGE 70, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

O S CELERY AVENUE  
JACKSONVILLE, FL 32220  
RE#: 006733-000

PART OF LOT 6, BLK 28 RECORDED IN OFFICIAL RECORDS BOOK 15920, PAGE 288, WHITE CITY SUBDIVISION, PLAT BOOK 5, PAGE 70, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

5-7 19-2S-25E 1.09 WHITE CITY S/D PT LOT 6 RED'D O/R 4183-9



## Availability Letter

Chris Hagan

1/20/2023

The Southern Group

208 N. Laura St., Suite 710

Jacksonville, Florida 32202

Project Name: General Ave Rezoning

Availability #: 2023-0081

Attn: Chris Hagan

Thank you for your inquiry regarding the availability of Electric, Sewer, Water. The above referenced number 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 requested 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 requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. 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 (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

### Main Extensions and/or 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 at:

[https://www.jea.com/engineering\\_and\\_construction/water\\_and\\_wastewater\\_development/reference\\_materials/](https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/)

### 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 at

[https://www.jea.com/water\\_and\\_wastewater\\_development](https://www.jea.com/water_and_wastewater_development)

Sincerely,

JEA Water, Sewer Reclaim  
Availability Request Team

Availability Number: 2023-0081

Request Received On: 1/9/2023

Availability Response: 1/20/2023

Prepared by: Corey Cooper

Expiration Date: 01/19/2025

### **Project Information**

Name: General Ave Rezoning

Address: 10990 GENERAL AVE, JACKSONVILLE, FL 32220

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 100

Parcel Number: 006737 0000

Location:

Description: Rezoning vacant land residential to Industrial

### **Potable Water Connection**

Water Treatment Grid: North Grid

Connection Point #1: Existing 8" water main within General Ave., approx. 1250 LF east of this property.

Connection Point #2: Existing 16" water main within Chaffee Rd S, approx. 1330 LF west of this property.

Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

### **Sewer Connection**

Sewer Grid: Buckman

Connection Point #1: Existing 4" force main within General Ave., approx. 1250 LF east of this property.



Connection Point #2: Existing 4" force main within Chaffee Rd S, approx. 1390 LF west of this property.

 Sewer Special Conditions:

Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Request a force main connection pressure letter through the JEA Sages program by entering your availability number and accessing the project portal. If needed, a development meeting can be scheduled prior to submitting a plan set. Request development meeting through the JEA Sages program by entering your availability number and accessing the project portal. Development Meeting, Force Main Connection Pressure Letter and Plan Submittal requests can be made within Step 2 of the project portal.

### Reclaimed Water Connection

Reclaim Grid:

Connection Point #1:

 Connection Point #2:


Reclaim Special Conditions:

### Electric Connection

Electric Availability:

Electric Special Conditions: 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.

General Conditions:

 Subsequent steps you need to take to get service:

**Request As-Built drawings and/or GIS maps by going to Step 1 in Sages.**

**Request a Hydrant Flow Test by going to Step 1 in Sages.**

**Request a Development Meeting with the water/wastewater team by going to Step 2 in Sages. If you need representative from the electric or real estate team please indicate that on your application. Don't forget to upload your utility layout with your application.**

**Submit your plans for water/waste water review by Step 2 in Sages.**

**Submit your request for a Force Main Connection Pressure letter by accessing Step 2 in Sages.**

**After your plans are approved, you can submit your permit applications by access Step 3 in Sages, select Permit Determination.**

**After your plans, permits and shop drawings have been approved, as applicable, you can request a Pre-Construction Meeting by accessing Step 4 in Sages.**

**Any required inspections you need for your project can be requested by accessing Step 4 in Sages.**

**Project As-Builts can be submitted by accessing Step 4 in Sages.**

**After your as-builts are approved you can submit your Permit COC applications by accessing Step 4 in Sages.**

**After your permits are cleared, you can submit your project Acceptance Package by accessing Step 5 in Sages.**

**After your project has been accepted you can submit your Commercial New Service Application by accessing Step 2 in Sages.**