



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

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

August 21, 2025

The Honorable Kevin Carrico
The Honorable Joe Carlucci, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2025-0486

Dear Honorable Council President Carrico, Honorable Council Member and LUZ Chairperson Carlucci 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 Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

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

Planning Commission Vote: **7-0**

Mark McGowan, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mon'e Holder, Secretary	Absent
Lamonte Carter	Aye
Amy Fu	Aye
Charles Garrison	Aye
Ali Marar	Aye
Dorothy Gillette	Aye

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Erin L. Abney', with a stylized, flowing script.

Erin L. Abney, MPA

Chief, Current Planning Division
Planning Department
214 North Hogan Street, 3rd Floor
Jacksonville, FL 32202
(904) 255-7817; EAbney@coj.net

REPORT OF THE PLANNING DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2023-0705

AUGUST 21ST, 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 **2025-0458**.

<i>Location:</i>	9527 Hood Road
<i>Real Estate Number:</i>	149085-0010
<i>Current Zoning District:</i>	Commercial Office (CO)
<i>Proposed Zoning District:</i>	Industrial Business Park (IBP)
<i>Current Land Use Category:</i>	Residential-Professional-Institutional (RPI)
<i>Proposed Land Use Category:</i>	Business Park (BP)
<i>Planning District:</i>	District 3—Southeast
<i>Council District:</i>	District 5
<i>Applicant/Agent:</i>	Jack Shad Windmill Consulting 1239 Woodard Avenue Jacksonville, FL 32207
<i>Owner:</i>	Jan Kirby 9527 Hood Road Jacksonville, FL 32257
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Rezoning Ordinance **2025-0486** seeks to rezone the 1.79-acre subject site that is located on the east side of Hood Road, between Sunbeam Road and Shad Road. The applicant is seeking to rezone the property from CO to IBP in order allow the existing business to expand by building an office/warehouse adjacent to the existing structure. According to the City's Functional Highways Classification Map, Hood Road is a collector roadway. The property is also located in the Suburban Development Area as identified in the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

Additionally, this rezoning application, Ordinance 2025-0486, has a companion application, a Land use Amendment (2025-0485). The Land-Use Amendment application is requesting a land-use change from Residential-Professional-Institutional (RPI) to Business Park (BP).

The current site is occupied by KirbyCo Builders, Inc., a construction company. Currently, the site consists of an office building, an open space and a retention pond. The applicant states on the application that due to the property being zoned CO, the business would not be able to properly utilize the open space due to the restrictive nature of CO. Furthermore, this property is located within the Industrial Situational Compatibility Zone, which are properties located in a distinct geographical area that may be suitable for industrial uses.

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. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning Department finds the subject property requests to be in compliance with the 2045 Comprehensive Plan.

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. Outside storage is permitted as an accessory to a permitted use provided it is visually screened to supplemental performance standards and criteria of the Land Development Regulations. The 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. BP in the Suburban Area is intended to provide compact low to medium intensity office development. The maximum gross density in Suburban Area shall be 20 units/acre and there shall be no minimum density.

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

Yes. The 1.79-acre subject site is located on the east side of Hood Road, a collector roadway, between Sunbeam Road, a collector roadway, and Ladi Court, a local roadway. The site is located within the Southeast Planning District (District 3), Council District 5, and the Suburban Development Area. The subject site is currently developed with a building contractor's business office. The applicant seeks to rezone from CO to IBP to allow for a warehouse building adjacent to the existing office. A companion Future Land Use Map (FLUM) amendment was also filed for this site to change the land use from RPI to BP (L-6040-245C / Ordinance 2025-485) which is pending concurrently with this application.

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 intersection of Hood Road and Sunbeam Road is primarily commercial/business park in nature. The properties directly to the west of the subject property are currently zoned IBP and have BP land use, which this application is seeking to establish at the subject site.

Policy 1.1.7 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

Policy 3.1.2

Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

The subject property does indeed have residential property within the general area, however, staff finds no evidence that the change of zoning and land use would be negatively infringing on these residential properties which are zoned RMD-D.

Industrial Situational Compatibility Overlay

The subject property is in an area identified on the Industrial Preservation Map as an Industrial Situational Compatibility Zone. Industrial Situational Compatibility Zones are areas identified on the Industrial Preservation Map as areas that are strategically located to provide access to rail facilities or trucking routes; serve ports; or serve airport multi-modal

requirements. Industrial uses are crucial to the long-term economic well-being of the City and these areas are presumed to be appropriate for land use map amendments to industrial categories, subject to FLUE Objective 3.2 and supporting policies as well as other applicable objectives and policies.

Future Land Use Element

Policy 3.2.18 The City shall prohibit expansion or new development of non-industrially designated land uses in industrially designated areas unless the use is determined to be an accessory and complementary use to the industrial area, unless otherwise provided for herein. The Land Development Regulations include standards and/or criteria for location and intensity of these types of non-industrial uses.

Policy 3.2.22 The area shown on the Industrial Preservation Map 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.

Policy 3.2.24 Where there is not an adopted neighborhood plan and/or study recommending the contrary, within the “Area of Situational Compatibility”, as shown on the Industrial Preservation Map, lands designated Heavy Industrial, Light Industrial or Water Dependent/Water Related on the Future Land Use Map that are strategically located to provide access to rail facilities or trucking routes; serve ports; or serve airport multi-modal requirements, shall not be converted to a non-industrial land use category unless the applicant demonstrates to the satisfaction of the City that the site cannot be reasonably used for any of industrial uses. Reasonable demonstration for suitability of industrial uses may include but is not limited to the following: access to arterial road network, access to rail, proximity to existing residential, industrial vacancy rates in the vicinity, size of parcel and potential for redevelopment. Conversion of these lands shall only be permitted for development that supports and is compatible with nearby industrial uses.

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. In fact, staff only finds evidence which shows this rezoning to be in compliance with land use regulations.

SURROUNDING LAND USE AND ZONING

The 1.79-acre subject site is located on the east side of Hood Road, between Sunbeam Road and Shad Road. The property is adjacent uses which are primarily commercial and business park in

nature. To the west of the property, a multi-family development exists. The adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC	PUD (2024-0538)	Shopping Center
South	RPI	CO	Parking Lot
East	BP	IBP	Offices
West	RPI	RMD-D	Multi Family Dwellings

The Planning Department finds that the requested rezoning to IBP is be consistent and compatible with the surrounding uses.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on 8/6/25 by the Planning Department, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

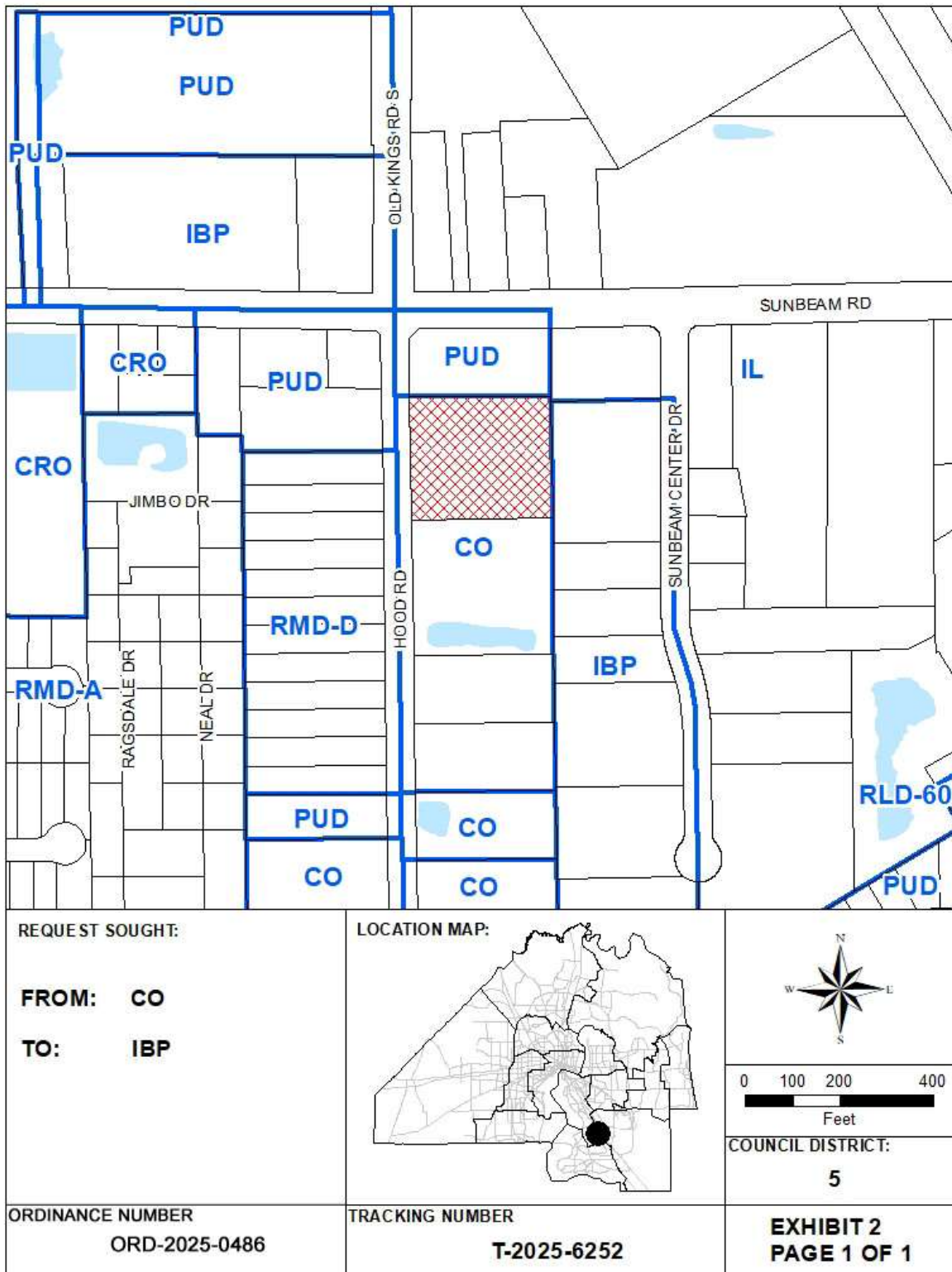
Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance **2025-0486** be **APPROVED**.



Aerial View



Source: Planning & Development Department, 8/7/25
View of Subject Property.



Legal Map

Source: JaxGIS Map