

# City of Jacksonville, Florida

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*Donna Deegan, Mayor*

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

September 7, 2023

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.: 2023-480**

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**

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

Planning Commission Vote: **6-0**

|                         |        |
|-------------------------|--------|
| Alex Moldovan, Chair    | Aye    |
| Ian Brown, Vice Chair   | Aye    |
| Jason Porter, Secretary | Aye    |
| Marshall Adkison        | Absent |
| Daniel Blanchard        | Aye    |
| David Hacker            | Aye    |
| Morgan Roberts          | Aye    |

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 2023-0480**

**SEPTEMBER 7, 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 **2023-0480**.

***Location:*** 6467 Greenland Road  
Between Philips Highway and Greenland Chase Blvd

***Real Estate Number:*** 156679-0000

***Current Zoning District:*** Industrial Heavy (IL)

***Proposed Zoning District:*** Public Buildings and Facilities-2 (PBF-2)

***Current Land Use Category:*** Heavy Industrial (LI)

***Planning District:*** District 3—Southeast

***Applicant:*** Autumn Martinage  
Matthews DCCM  
7 Waldo Street  
St. Augustine, Florida. 32084

***Owner:*** Charles McLane, Jr  
Mandarin Christian Church, Inc  
6045 Greenland Road  
Jacksonville, FL 32202

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

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2023-0480** seeks to rezone approximately 4.84± acres of an approximately 42.22 acre parcel from Industrial Heavy (IH to Public Buildings and Facilities-2 (PBF-2) in order to match the entire parcels zoning. Mandarin Christian Church owns the subject site and currently operates their church on site. The portion of the parcel that is seeking to be rezoned currently has an athletic/open field and a gym building on it.

**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 4.84-acre application site is located on the north side of Greenland Road, a collector road, in Planning District 3 (Southeast) and Council District 11. The application site is part of a parcel owned by the Mandarin Christian Church. The site is in the Suburban Development Area. The site is also in the HI land use category. The applicant seeks to rezone the property from IH to PBF-2 to allow for use as a school athletic field. PBF-2 is a primary zoning district allowed in the HI land use category.

**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), Heavy Industrial (HI) is a category which provides for the location of industrial uses. Public Buildings and Facilities-2 (PBF-2) is a permitted zoning district in the HI land use category and therefore is consistent.

**Future Land Use Element**

**Goal 3**

To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

**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.

### **Industrial Zones**

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 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.

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 IH to PBF-2 in order to permit the expansion of the church use on site.

### **SURROUNDING LAND USE AND ZONING**

This rezoning request would allow for the permitted expansion of the Church which will no negatively effect the surrounding area. The adjacent land use categories and zoning districts are as follows:

| <b>Adjacent Property</b> | <b>Land Use Category</b> | <b>Zoning District</b> | <b>Current Use</b>                  |
|--------------------------|--------------------------|------------------------|-------------------------------------|
| <b>North</b>             | LI                       | IL                     | I-295/ Single Family Dwelling       |
| <b>South</b>             | HI/AGR                   | IH/AGR                 | Warehousing/ Single Family Dwelling |
| <b>East</b>              | HI                       | IH                     | Mineral Processing/ Service Garage  |
| <b>West</b>              | LDR/HI                   | RLD-60/IH              | Warehouse/ Single Family Dwellings  |

It is the opinion of the Planning and Development Department that the requested rezoning to PBF-2 will be consistent and compatible with the surrounding uses.

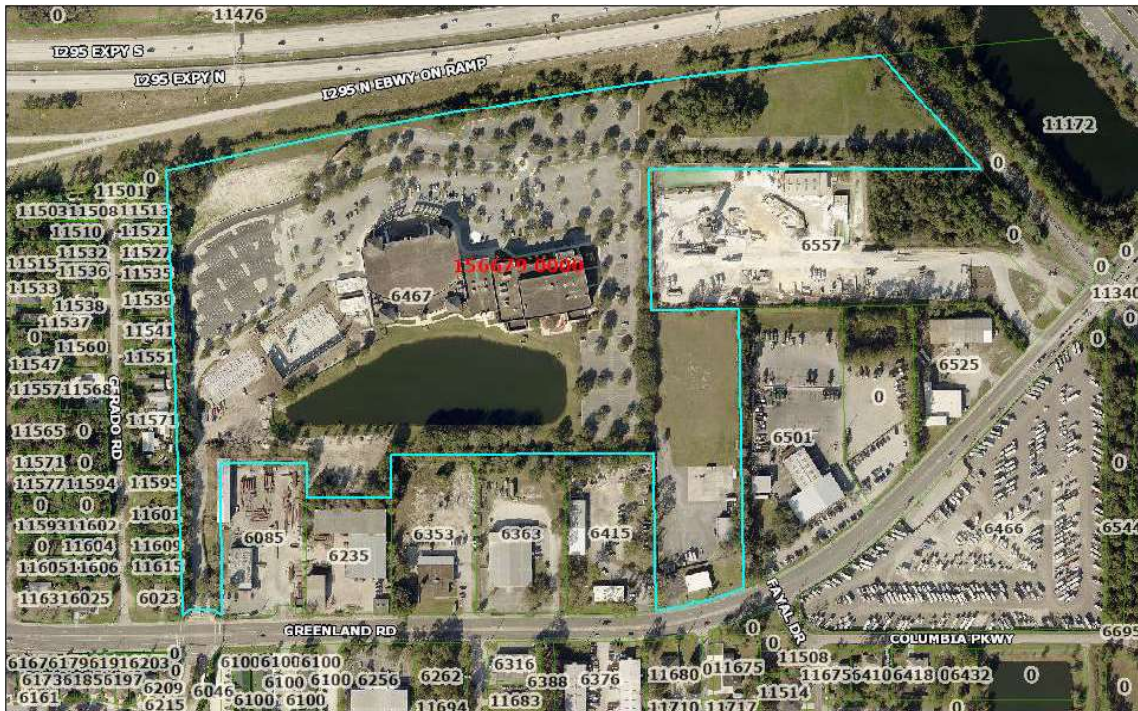
### **SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on **August 31, 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 **2023-0480** be **APPROVED**.



Aerial View

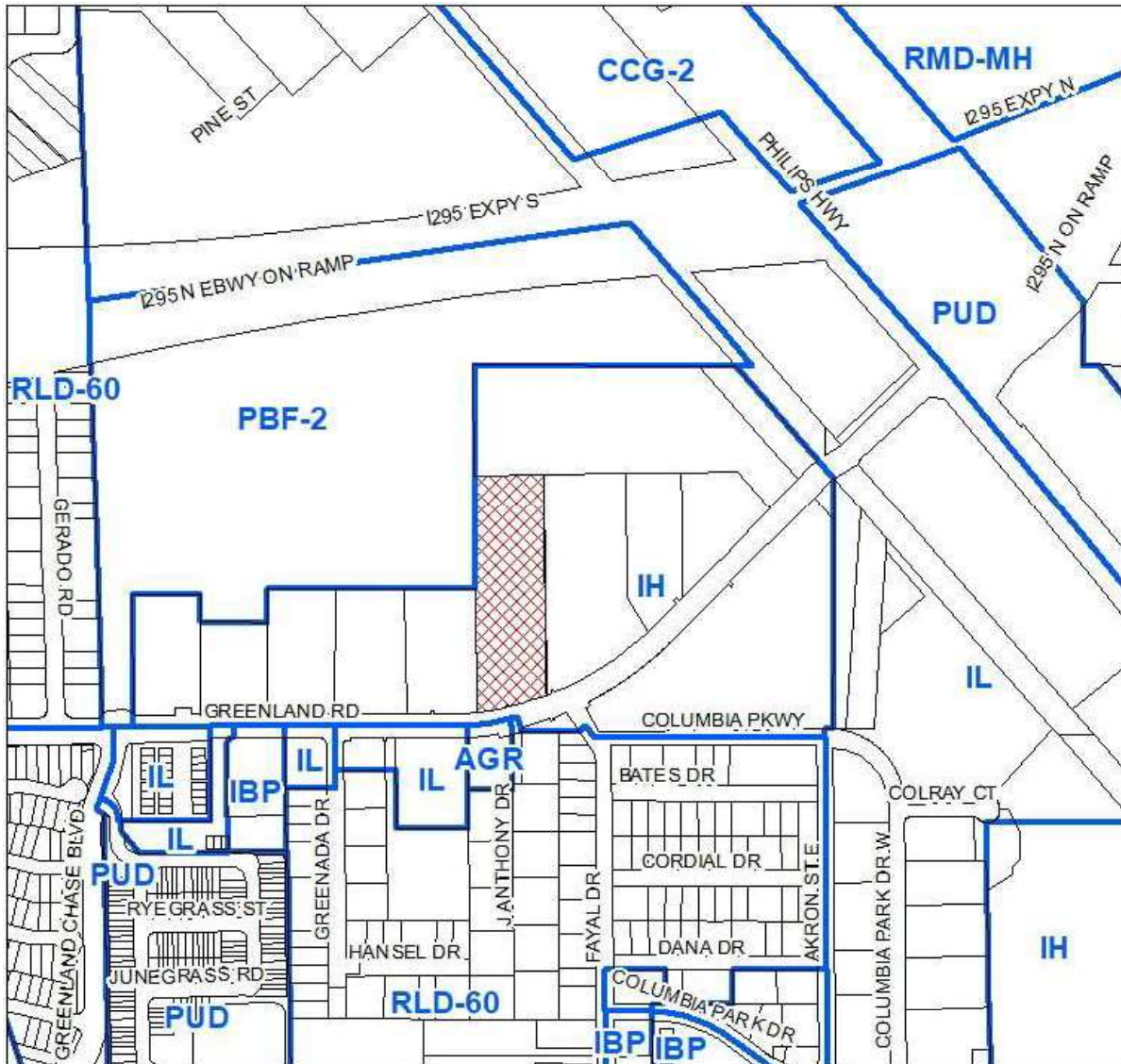


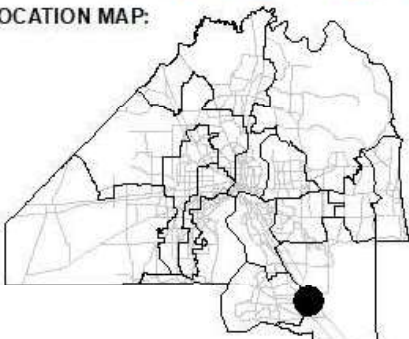
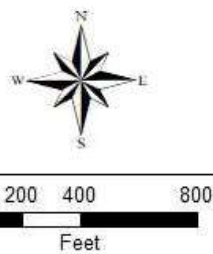


**View of the Subject Site**



**View of the Neighboring Site**



|   |   |  |
|---|---|--|
| <p>REQUEST SOUGHT:</p> <p><b>FROM: IH</b></p> <p><b>TO: PBF-2</b></p> | <p>LOCATION MAP:</p>  |     |
| <p>ORDINANCE NUMBER</p> <p><b>ORD-2023-0480</b></p>                   | <p>TRACKING NUMBER</p> <p><b>T-2023-4971</b></p>  | <p>COUNCIL DISTRICT:</p> <p><b>11</b></p> <p><b>EXHIBIT 2</b><br/><b>PAGE 1 OF 1</b></p> |

Legal Map