



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
214 N. Hogan St., Suite 300
Jacksonville, FL 32202
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June 20, 2024

The Honorable Randy White, 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.: 2024-405**

Dear Honorable Council President White, 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. A Commissioners had a question concerning the impact this rezoning will have on parents picking up/dropping off at the school on using General Avenue.

Planning Commission Vote: **6-0**

Charles Garrison, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mark McGowan, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Absent
Julius Harden	Absent
Mon'e Holder	Absent

Ali Marar

Aye

Jack Meeks

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 "Bruce E. Lewis". The signature is fluid and cursive, with the first name "Bruce" being more prominent.

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 FOR

APPLICATION FOR REZONING ORDINANCE 2024-0405

JUNE 20, 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 **2024-0405**.

<i>Location:</i>	302 & 306 Center Avenue, between General Avenue and Interstate-10
<i>Real Estate Number:</i>	006727 0000; 006727 0010
<i>Current Zoning District:</i>	Residential Rural-Acre (RR-Acre)
<i>Proposed Zoning District:</i>	Industrial Light (IL)
<i>Current Land Use Category:</i>	Low Density Residential (LDR)
<i>Proposed Land Use Category:</i>	Light Industrial (LI)
<i>Planning District:</i>	District 5 - Northwest
<i>Council District:</i>	District 12
<i>Applicant:</i>	Chris Hagan The Southern Group 208 North Laura Street, Suite 710 Jacksonville, Florida 32202
<i>Owner:</i>	Joseph & Lisa Echols 302 Center Avenue Jacksonville, Florida 32210
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Rezoning Ordinance **2024-0405** seeks to rezone 1.89± acres of a property from Residential Rural-Acre (RR-Acre) to Industrial Light (IL). The subject site is located along Center Avenue and currently contains two single-family dwellings. The applicant is seeking to rezone the site to Industrial Light to allow for light industrial uses on the property.

The property located directly south of the subject site was rezoned from RR-Acre to IL in 2022 under Ordinance **2022-0480-E**.

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 2045 Comprehensive Plan. There is a companion Land Use Amendment, **2024-0404 (L-5930-24C)**. The proposed Land Use Amendment is for Low Density Residential (LDR) to Light Industrial (LI).

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 1.89-acre subject site is located along the west side of Center Avenue, a local road, and south of General Avenue, also a local roadway. The site currently contains two single-family dwellings.

The applicant seeks to rezone from RR-Acre to IL to allow for light industrial uses on the property. A companion Future Land Use Map (FLUM) amendment was also filed for this site from LDR to LI (**L-5930-24C / Ordinance 2024-404**) 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. 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.

The proposed rezoning to IL is consistent with the proposed LI land use pursuant to Ordinance 2024-0404.

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 and Development 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 west side of Center Avenue, a local roadway. The surrounding land uses and zoning districts have only changed slightly over several decades, but the adjacent property to the south was rezoned from RR-Acre to IL under Ordinance 2022-0480-E. Properties to the east along Center Avenue and General Avenue are currently zoned as IL and IH. 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	LI	IL	Truck parking/storage
East	LI/LDR	IL/IBP	Single-family dwellings
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 **June 11, 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 **2024-0405** be **APPROVED**.



Source: JaxGIS, 6/13/2024

Aerial view of the property, facing north.



Source: Planning & Development Department, 6/11/2024

View of the subject property from Center Avenue.



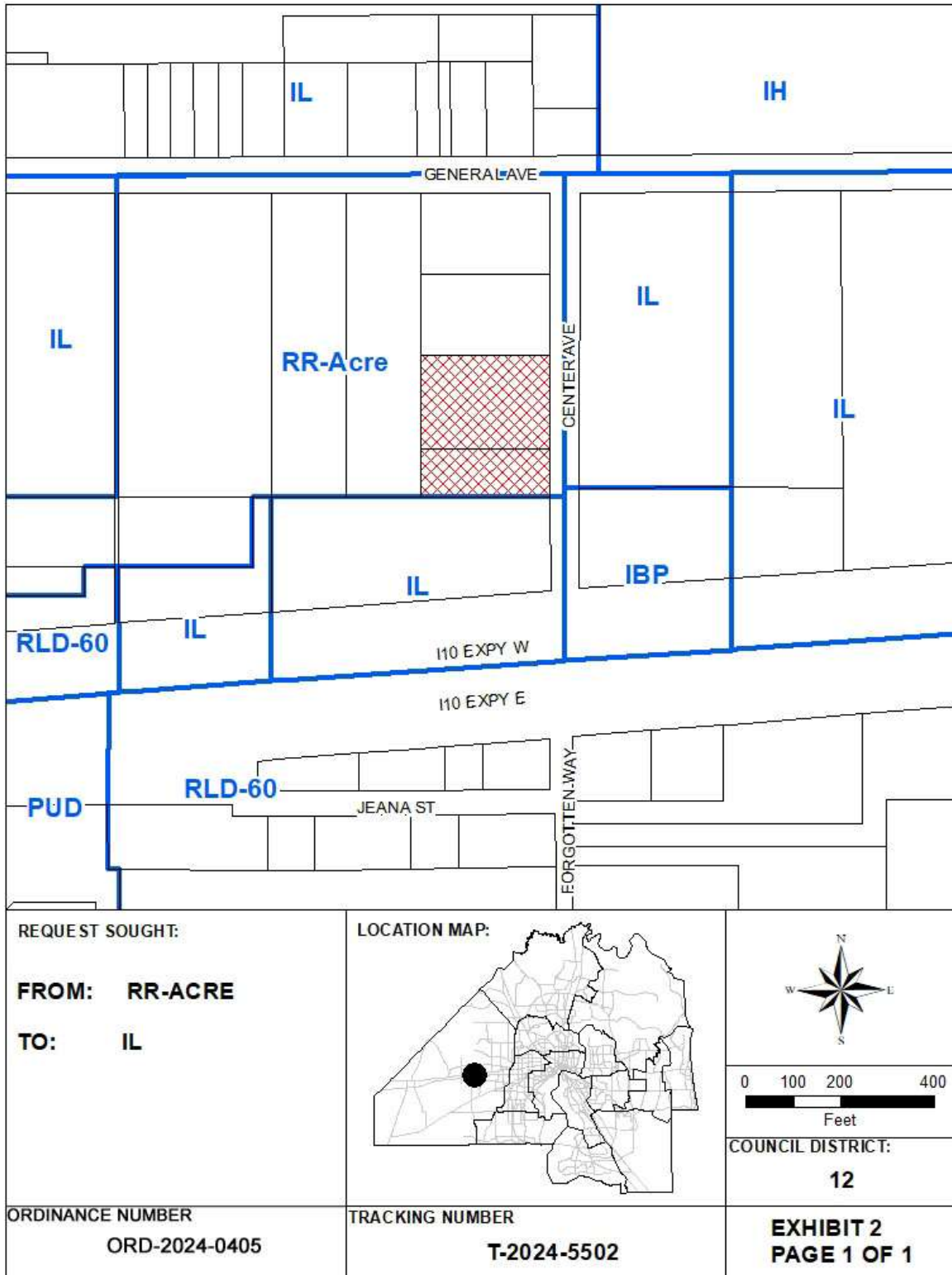
Source: Planning & Development Department, 6/11/2024

View of the neighboring property, located south of subject property. This property was rezoned in IL in 2022 under Ordinance 2022-0480-E.



Source: Planning & Development Department, 6/11/2024

View of the neighboring single family dwelling, located southeast of the subject property, along Center Avenue.



Legal Map