



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

February 8, 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.: 2024-18**

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: **7-0**

Charles Garrison, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mark McGowan, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Aye
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 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
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Jacksonville, FL 32202
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2024-0018

FEBRUARY 8, 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 **2024-0018**.

Location: 135 Chaffee Road and 11032 Sea Road
between Sea Road and General Avenue

Real Estate Number(s): 006710-0000; 006708-0000

Current Zoning District(s): Industrial Light (IL)
Industrial Business Park (IBP)

Proposed Zoning District: Public Building & Facility-2 (PBF-2)

Current Land Use Category: Light Industrial (LI)

Planning District: Northwest, District 5

Council District: District 12

Applicant: David Christopher Hagan
208 N. Laura Street, Suite 710
Jacksonville, FL 32202

Owner(s): Josh Jones
Kings House Assembly of God
135 Chaffee Road South
Jacksonville, Florida 32220

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2024-0018** seeks to rezone ±9.61 acres of land from Industrial Business Park (IBP) and Industrial Light (IL) to Public Building & Facility-2 (PBF-2). The site is developed with an approximately 9,487 square foot church and several small accessory structures. The applicant seeks to rezone the property to allow for the development of a school in conjunction with the church.

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 currently located in the Light Industrial (LI) 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. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2045 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code. A description of the category is noted below.

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. Schools are permitted as a secondary use.

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

Yes. The proposed application is consistent with the following objectives, policies and goals of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan:

Policy 1.1.22

Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban

service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

The mostly vacant property along Chaffee Road is 9.61 acres of underutilized land. Allowing for additional school uses on these parcels would encourage infill and development in the Urban Development Area that is compatible with surrounding uses.

Policy 1.2.8

Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

The site is currently connect to centralized wastewater collection and potable water distribution systems.

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.

The property is currently operating as a pre-k school and church. By allowing PBF-2 the property can add additional grade levels to the school which would better serve the community. Allowing additional school grades on these parcels would encourage infill and development within the Urban Development Area while preserving and improving the character of the neighborhood.

The site is located within the 150-foot Height and Hazard Zone for the OLF Whitehouse Airport. Zoning will limit development to a maximum height of 150 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).

Aquifer Recharge

The site is located within an area identified as being in the 0 to 4 inch per year aquifer recharge area. This range is below the threshold of 12 inches or more per year which would constitute a prime recharge area as defined in the Infrastructure Element – Aquifer Recharge Sub-Element (IE-AR). Prime aquifer recharge areas are the primary focus of groundwater resource protection. However, development resulting from the proposed land use amendment will be reviewed during the site plan review and permitting process for compliance with the land development regulations that have been established to protect groundwater resources. Such regulations address issues such as drainage systems, septic systems, and landscape/irrigation regulations.

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. The subject property meets the requirements of the PBF-2 Zoning District as set forth in Section 656.313 of the Zoning Code.

SURROUNDING LAND USE AND ZONING

The surrounding uses, land use category and zoning are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LI	IL	Truck and trailer storage
South	LDR	PBF-1	Elementary school
East	LI	IL	Truck and Trailer Storage
West	LI	IL	Single Family Dwellings

The proposed rezoning is located on Chaffee Road South, a 4-lane undivided Minor Arterial roadway surrounded by outdoor storage, a school, and single family dwellings. The area is mostly light industrial in nature, however, a diverse variety of uses exist near the subject site. Other uses within a mile of the subject property include single family homes, general retail/commercial, an elementary school, and several truck and trailer storage lots.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **January 19, 2024** 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 **2024-0018** be **APPROVED**.



Aerial

*Source: JaxGIS
Date: January 12, 2024*



Subject Property

Source: COJ, Planning & Development Department

Date: January 19, 2024



Existing Church Building on Subject Property

Source: COJ, Planning & Development Department

Date: January 19, 2024



School on adjacent property to the South

Source: COJ, Planning & Development Department

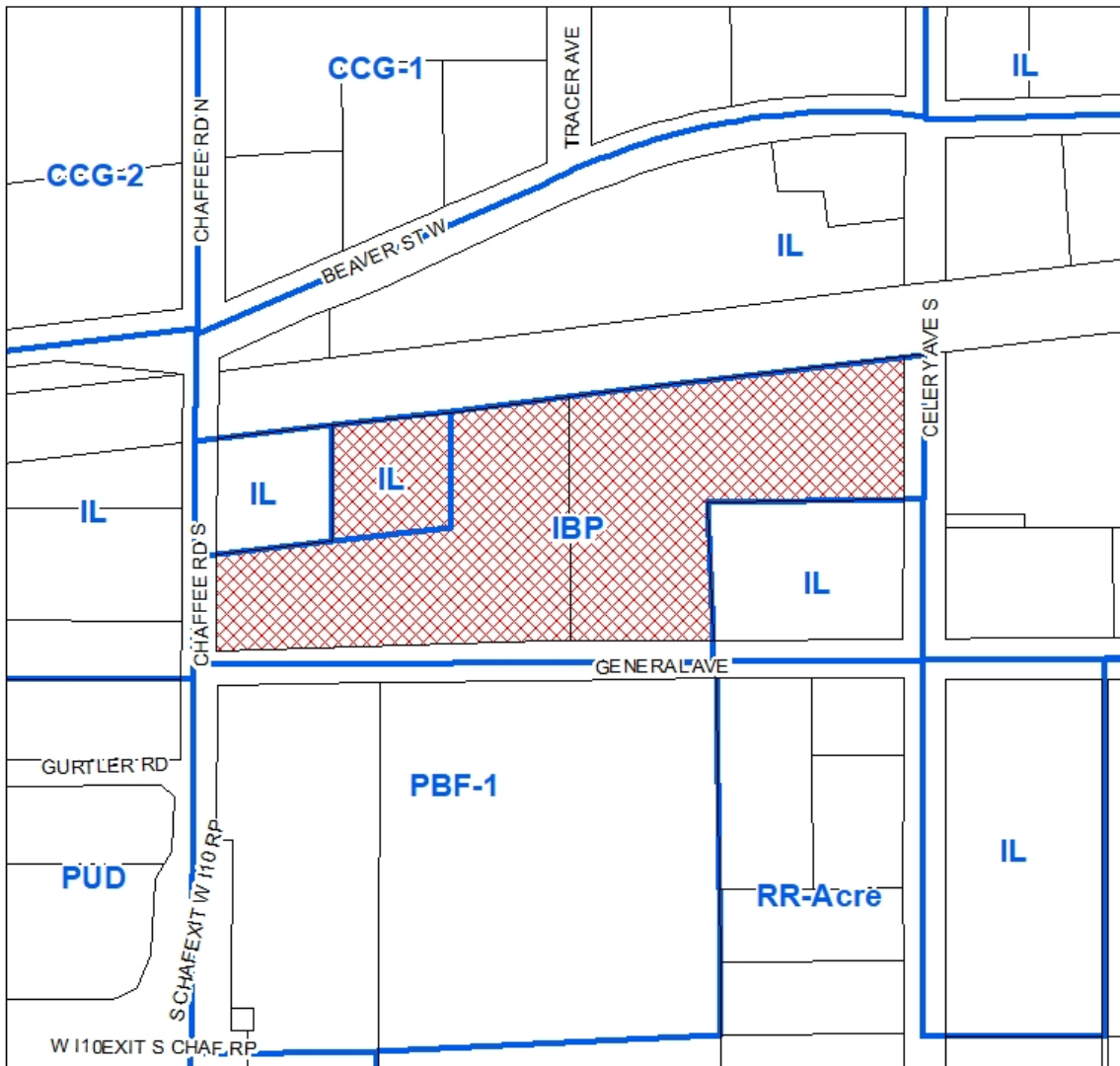
Date: January 19, 2024



Single Family home on adjacent property to the West

Source: COJ, Planning & Development Department

Date: January 19, 2024

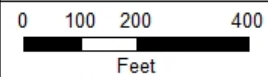
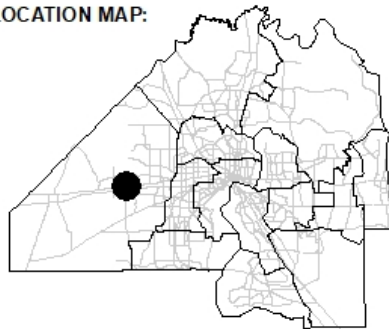


REQUEST SOUGHT:

FROM: IL & IBP

TO: PBF-1

LOCATION MAP:



COUNCIL DISTRICT:

12

TRACKING NUMBER

T-2023-5231

**EXHIBIT 2
PAGE 1 OF 1**

Legal Map