



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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November 21, 2024

The Honorable Randy White
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.: 2024-820**

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 and little discussion among the Commissioners.

Planning Commission Vote: **5-0**

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

Ali Marar	Absent
Jack Meeks	Absent
Lara Diettrich (alternate)	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 FOR

APPLICATION FOR REZONING ORDINANCE 2024-0820

NOVEMBER 21, 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 **2024-0820**.

Location: 1077 Odessa Drive North between 1st Street West and Commonwealth Avenue

Real Estate Numbers: 048982-0000

Current Zoning District: Residential Low Density-60 (RLD-60)

Proposed Zoning District: Industrial Light (IL)

Current Land Use Category: Community General Commercial (CGC)

Proposed Land Use Category: Light Industrial (LI)

Planning District: Northwest, District 5

Council District: District 9

Applicant/Agent: Babette L. Ashley, Esq.
Brennan Manna Diamond PL
5210 Belfort Road, Suite 400
Jacksonville, FL 32256

Owner PC Realty-Jax, LLC
810 Northwest 13th Avenue
Pompano Beach, Florida 33069

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2024-0820** seeks to rezone an approximately one-acre parcel from the RLD-60 to the IL Zoning District to add an infill lot to an existing business that stages and handles pallets. The lot is currently developed with a single-family dwelling unit that is accessed through neighboring private property on Odessa Drive North since the property does not

have any road frontage. If approved, this lot will be added to and accessed through the business's property located at 5402 1st Street West. There is a companion, small-scale, Land Use Amendment, 2024-0819 (L-5968-24C), to change the Land Use Category from Community General Commercial (CGC) to Light Industrial (LI), which is compatible to the proposed Industrial Light (IL) Zoning District. Additionally, there is a companion Administrative Deviation application, 2024-0821 (AD-24-71), to reduce the situational compatibility buffer between the western property line and adjacent residential property from 150 feet to 15 feet.

STANDARDS, CRITERIA AND FINDINGS

1. Is the proposed rezoning consistent with the 2045 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) 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. However, there is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series, Ordinance 2024-0819, that seeks to amend the Community General Commercial (CGC) 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 2024-0819 be approved. Therefore, the proposed zoning change to IL is consistent with the proposed LI land use category.

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

Yes, the proposed rezoning furthers the following goals, objectives, and policies of the 2045 Comprehensive Plan's Future Land Use Element:

Objective 1.6

The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

Objective 3.2

Promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

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.

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.

Industrial Situational Compatibility Zone

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.

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 pending approval of the Land Use Companion Application Ordinance 2024-0819 (L-5968-24C).

SURROUNDING LAND USE AND ZONING

The one-acre parcel is surrounded by single family dwellings to the west and industrial uses to the north, east, and south. 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(s)
North	LI	IL	Warehouse/Manufacture
East	LI	IL	Warehouse/Distribution
South	LI	IL	Warehouse/Storage
West	LDR	RLD-60	Single Family Dwellings

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **October 16, 2024**, the required Notice of Public Hearing sign **was not** posted. The applicant subsequently posted the sign and sent the following photo as evidence:



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2024-0820** be **APPROVED**.



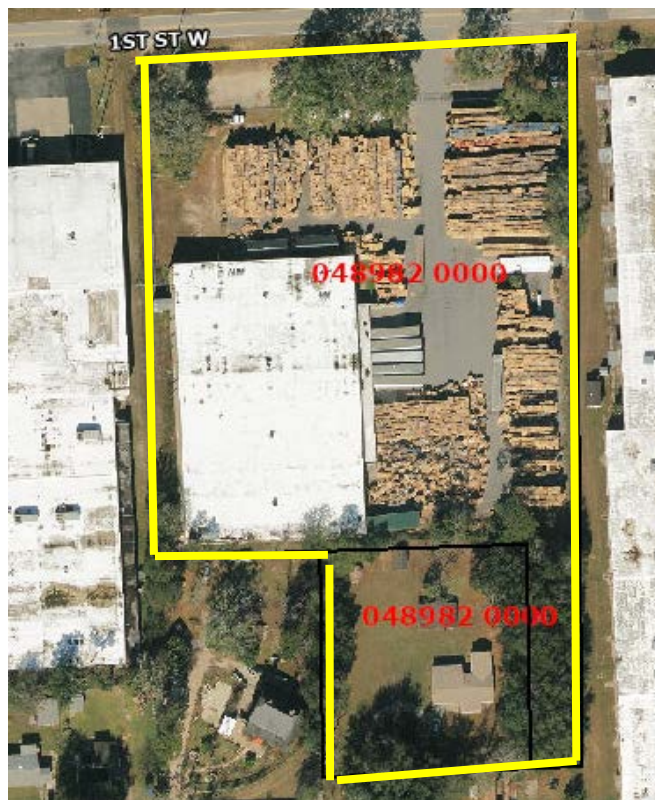
View of existing business at 5402 1st Street West



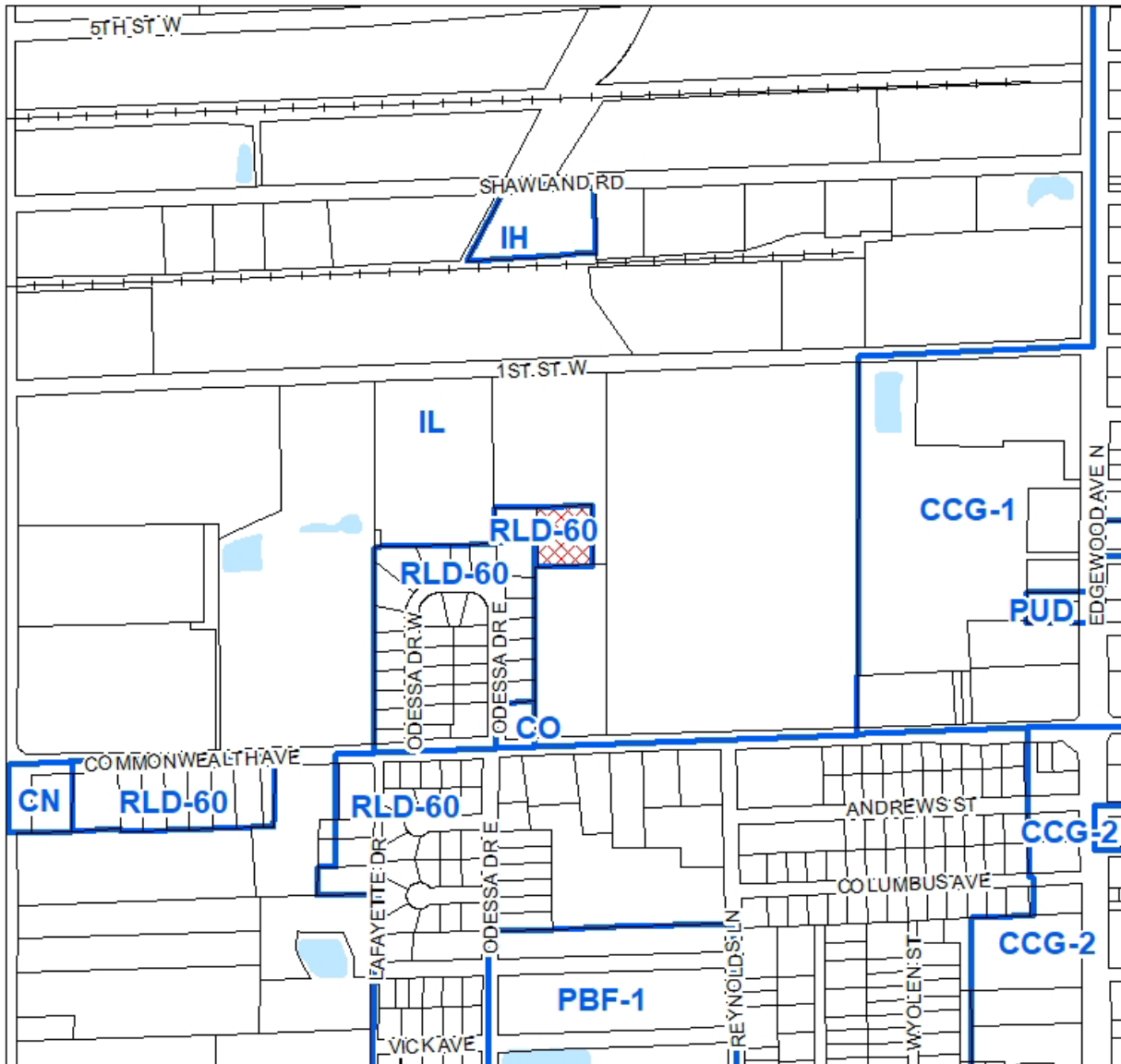
View of adjacent houses enclosing subject property from Odessa Drive North



Aerial view of subject property



Proposed property boundaries

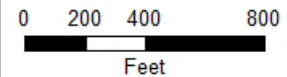
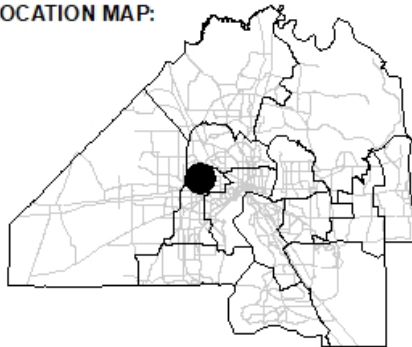


REQUEST SOUGHT:

FROM: RLD-60

TO: IL

LOCATION MAP:



COUNCIL DISTRICT:

9

TRACKING NUMBER

T-2024-5666

**EXHIBIT 2
 PAGE 1 OF 1**

Legal map