



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

April 4, 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.: 2024-193**                      **Application for: New Kings Road PUD**

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 with Conditions**

Planning Commission Recommendation:                      **Approve with Conditions**

This rezoning is subject to the following exhibits:

1. The original legal description dated November 20, 2023.
2. The original written description dated November 21, 2023.
3. The original site plan dated November 20, 2023.

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

1. Access to Trout River Boulevard shall be right-in and left-out only to keep traffic generated by the site east of the entrance. MUTCD R4-21 signage shall direct exiting vehicles Left Turn Only.
2. All of the permitted and permissible uses by exception in the IL portion of the Written Description, other than outside storage, shall be conducted within an enclosed building.
3. Storage of Flammable Liquids and Acids shall not be permitted.

Planning Department conditions:

1. Access to Trout River Boulevard shall be right-in and left-out only to keep traffic generated by the site east of the entrance. MUTCD R4-21 signage shall direct exiting vehicles Left Turn Only.
2. All of the permitted and permissible uses by exception in the IL portion of the Written Description, other than outside storage, shall be conducted within an enclosed building.
3. Storage of Flammable Liquids and Acids shall not be permitted.

Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

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	Absent
Lamonte Carter	Aye
Amy Fu	Aye
Julius Harden	Aye
Mon'e Holder	Aye
Ali Marar	Absent
Jack Meeks	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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Jacksonville, FL 32202  
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**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2024-0193 TO**  
**PLANNED UNIT DEVELOPMENT**

**APRIL 4, 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 **2024-0193** to Planned Unit Development.

***Location:*** 10042 New Kings Road  
Between Trout River Blvd and Barth Road

***Real Estate Number(s):*** 002705-0010; 003947-0005; 003947-0030;  
003947-0040; 002697-0000; 003947-0020

***Current Zoning District(s):*** Residential Rural-Acre (RR-Acre)  
Planned Unit Development (PUD 2021-0136)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Low Density Residential (LDR)  
Light Industrial (LI)  
Heavy Industrial (HI)

***Proposed Land Use Category:*** Light Industrial (LI)  
Community/General Commercial (CGC)  
Business Park (BP)

***Planning District:*** North, District 6

***Council District:*** District - 8

***Applicant/Agent:*** Christopher Hagan  
The Southern Group  
208 North Laura Street, Suite 710  
Jacksonville, Florida 32202

***Owner:*** New Kings Truck Yard, LLC  
2215 Third Street South, Suite 203  
Jacksonville, Florida 32250

***Staff Recommendation:*** **APPROVE WITH CONDITIONS**

**GENERAL INFORMATION**

Application for Planned Unit Development 2024-0193 seeks to rezone approximately 11.17 acres of land from Residential Rural-Acre (RR-Acre) and Planned Unit Development (PUD 2021-0136) to PUD. The rezoning to PUD is being sought to allow for a mix of industrial uses and commercial uses. The proposed is an outdoor truck and trailer yard with access from Trout River Boulevard and a commercial space that fronts New Kings Road.

The previous PUD was for an Automobile Junk Yard Facility. The previous use has since ceased operation at the site, the owner is seeking to now use the property for truck and trailer storage, as well as adding possible commercial uses to the site.

There is a companion Small Scale Land Use Amendment (2024-0192) which is seeking to change the Land Use categories from Low Density Residential (LDR), Light Industrial (LI), and Heavy Industrial (HI) to Light Industrial (LI), Community/General Commercial (CGC), and Business Park (BP).

PUD Ordinance 2021-0136 was approved with the following conditions:

- 1.) A minimum 6 foot high, 65% opaque fence shall be placed along the Subject Property line along New Kings Road.
- 2.) All vehicles must be located behind the fence along New Kings Road, except during business hours.
- 3.) There shall be a 20-foot undisturbed landscape buffer where adjacent to residential uses and zoning districts.
- 4.) The Subject Property shall comply with Part 12, Chapter 656, Ordinance Code.
- 5.) Vehicles shall not be stacked over 20 feet in height.
- 6.) Vehicles shall not be stacked within 150 feet of New Kings Road.
- 7.) Vehicles shall not be parked in the City right-of-way

Staff has reviewed the previously approved conditions and does not recommend that they move forward with the new PUD. The previous conditions were to screen a junk yard. Junkyards are no longer allowed within the new PUD.

**CRITERIA FOR REVIEW**

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall

evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

***(A) Is the proposed zoning district consistent with the 2045 Comprehensive Plan?***

Yes. The rezoning site is on the west side of New Kings Road and on the north side of Trout River Boulevard. While the rezoning concerns 11.17 acres, the companion land use amendment application applies to 4.31 acres within the area being rezoned. That is split between parcels to the north and south. The land use amendment request for the north parcels is from Heavy Industrial (HI) to Community/General Commercial (CGC) and Light Industrial. The land use amendment request for the south parcel is from LDR to BP.

According to the PUD application project description, the proposed uses for the site are to lower the intensities and decrease the number of parked cars.

Land Use Category Descriptions –

- Heavy Industrial (HI)

Generally, heavy industrial uses involve creating or utilizing materials or products predominantly from extracted or raw materials or perform activities that potentially involve hazardous or commonly recognized offensive conditions. Heavy industrial uses are the most likely to produce adverse physical and environmental impacts on adjacent residential areas such as noise, land, air and water pollution and transportation conflicts. For this reason, heavy industrial land uses should be buffered by other less intense transitional land uses, such as office, light industrial or open space, etc., to protect residential and other sensitive land uses; i.e., schools, health care facilities, etc.

- Light Industrial (LI)

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, dusts, odor, smoke, glare or vibration outside of the building or on the site in which the activity takes place.

Site access to roads classified as collector or higher on the Highway Functional Classification Map is preferred; except for sites located within the DIA's jurisdictional boundaries.

- Business Park (BP)

BP in the Suburban Area is intended to provide compact low to medium intensity office development. Development which includes low to medium density residential uses is preferred on sites located outside of areas identified as an Industrial Sanctuary.

- Low Density Residential (LDR)

LDR in the Urban Area and Suburban Area is intended to provide for low density residential development.

The rezoning request details uses within each of the relevant land use categories. All uses and restrictions detailed in part IV of the PUD Written Description, organized under LI, CGC, and Industrial Business Park (IPB – a zoning district), are allowed under their respective proposed land use categories.

***(B) Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?***

Yes. This proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

**Future Land Use Element:**

**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.

**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.

**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.

***(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?***

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

***(1) Consistency with the 2045 Comprehensive Plan***

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, The Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) Low Density Residential (LDR), Light Industrial (LI), and Heavy Industrial (HI) functional land use categories 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 L-5892-23C (Ordinance 2024-192) that seeks to amend the site to Light Industrial (LI), Community/General Commercial

(CGC), and Business Park (BP). Staff is recommending that the Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5892-23C be approved. 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.

### ***(2) Consistency with the Concurrency Mobility and Management System***

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

### ***(3) Allocation of residential land use***

No residential land use is proposed with the proposed PUD.

### ***(4) Internal compatibility***

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- Traffic and pedestrian circulation pattern: The subject site is approximately 11.43 acres and is accessible by New Kings Road (US 1/23), an arterial facility. New Kings Road (US 1/23) from I-295 to SR 104 / Dunn Ave is currently operating at 77% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 41,790 (vpd) and average daily traffic of 32,000 vpd.
- 
- The applicant requests 11.43 acres of industrial (ITE Code 151), which could produce 41 daily trips.
- The separation and buffering of vehicular use areas and sections of vehicular use areas: The site plan shows the parking area with standard drive aisles, and a 50 foot buffer area on the southern portion which will buffer the site from the neighboring residential properties.
- Compatible relationship between land uses in a mixed use project: The written description includes uses that are allowed in the IL, IBP, and CCG-1 Zoning Districts. The CCG-1 uses are limited to the area near New Kings Road, The IL uses are limited to the area in the middle of the property, and the IBP uses are limited to the area near Trout River Boulevard. This ensures that the most intense uses are limited to the center of the site.

### ***(5) External Compatibility***

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The site plan shows a 50-foot buffer area on the southern portion of the site which is nearest to the residential properties, and shows other buffer areas on the west and northern sides. The Written Description does call for a 10-foot undisturbed landscape buffer where adjacent to residential use and zoning districts.
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC/LDR	CCG-2/RR-Acre	Single Family Home/ Auto Storage
South	LDR	RR-Acre	Single Family Homes
East	LDR/CGC	CCG-2/RR-Acre	Single Family Home/ Service Garage
West	LDR	RR-Acre	Single Family Home

***(6) Intensity of Development***

The proposed development is consistent with the proposed Light Industrial (IL), Community/General Commercial (CGC), and Business Park (BP) functional land use categories for storage, warehouse, commercial and similar uses.

- The amount and type of protection provided for the safety, habitability and privacy of land uses both internal and external to the proposed PUD: The written description addresses three main areas of concern; landscape buffers and types of uses that will limit the impact of the safety, habitability and privacy of both internal and external areas.
- The availability and location of utility services and public facilities and services: All services will be provided by JEA.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The entrances for the storage area will be from Trout River Boulevard, a collector roadway, approximately .15 miles from New Kings Road, an FDOT Principal Arterial Roadway.

***(7) Usable open spaces plazas, recreation areas.***

The project will be developed with the required amount of open space. A recreation area is not required for commercial/industrial use.

***(8) Impact on wetlands***

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site. However, any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.



*(9) Listed species regulations*

No wildlife survey was required as the project is less than the 50-acre threshold.

*(10) Off-street parking including loading and unloading areas.*

The site will be developed in accordance with Part 6 of the Zoning Code.

*(11) Sidewalks, trails, and bikeways*

The project will contain a pedestrian system that meets the 2045 Comprehensive Plan.

**SUPPLEMENTAL INFORMATION**

Upon visual inspection of the subject property on March 28, 2024, 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 **2024-0193** be **APPROVED with the following exhibits:**

1. The original legal description dated November 20, 2023.
2. The original written description dated November 21, 2023.
3. The original site plan dated November 20, 2023.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2024-0193** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

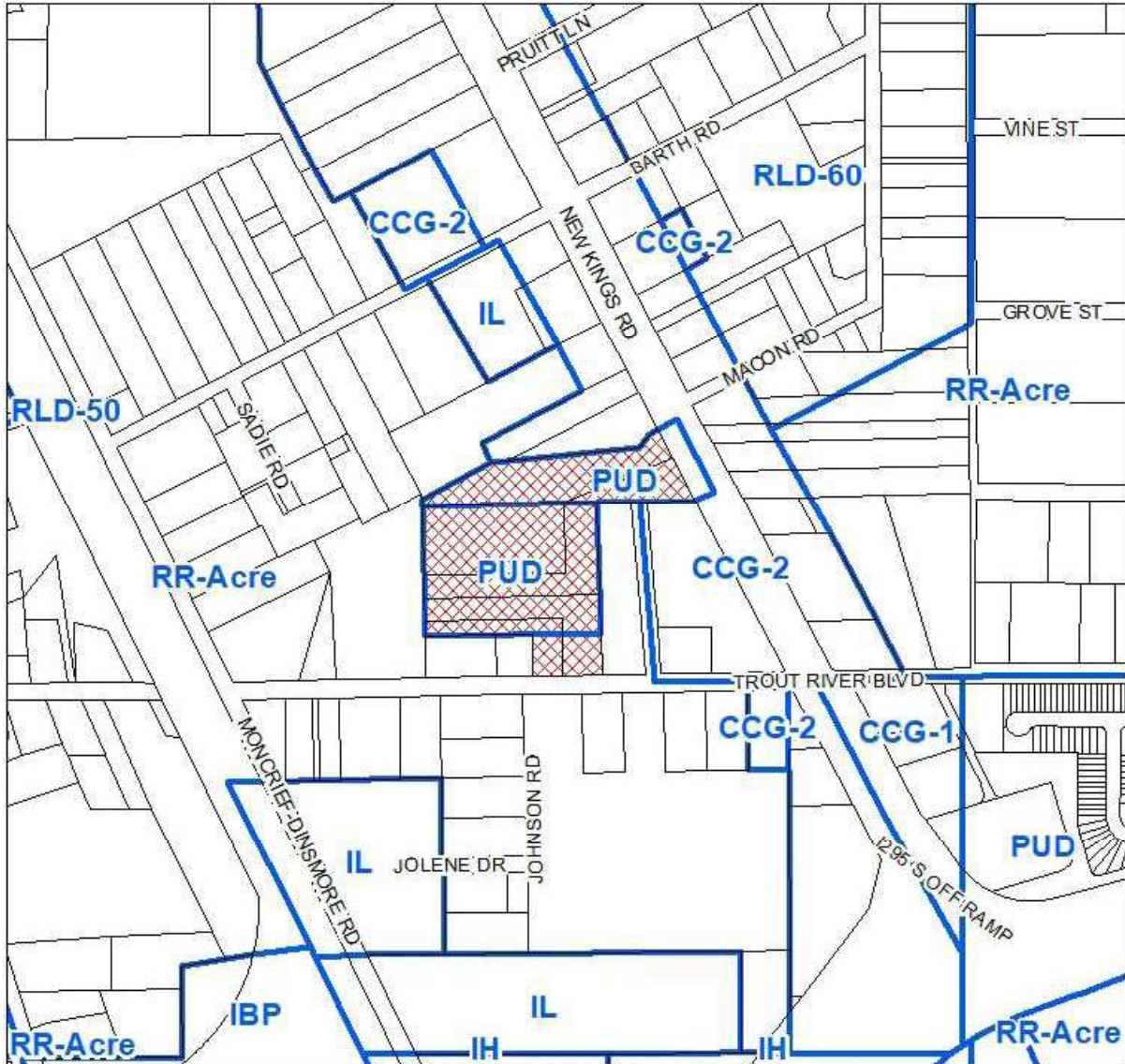
1. Access to Trout River Boulevard shall be right-in and left-out only to keep traffic generated by the site east of the entrance. MUTCD R4-21 signage shall direct exiting vehicles Left Turn Only.
2. All of the permitted and permissible uses by exception in the IL portion of the Written Description, other than outside storage, shall be conducted within an enclosed building.
3. Storage of Flammable Liquids and Acids shall not be permitted.



Aerial View



View of the Subject Site from New Kings Road

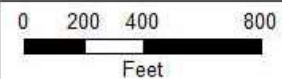
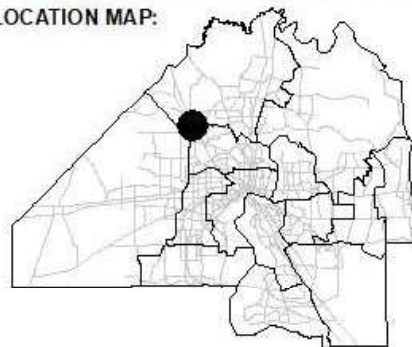


REQUEST SOUGHT:

**FROM: RR-ACRE & PUD**

**TO: PUD**

LOCATION MAP:



COUNCIL DISTRICT:

**8**

ORDINANCE NUMBER

ORD-2024-0193

TRACKING NUMBER

T-2023-5311

**EXHIBIT 2  
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