

# City of Jacksonville, Florida

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*Lenny Curry, Mayor*

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

17 September 2020

The Honorable Tommy Hazouri, President  
The Honorable Michael Boylan, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report  
Ordinance No.: 2020-335**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan  
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: **Deny**

Planning Commission Commentary: There were no speakers in opposition. The Commissioners discussed the appropriateness of the industrial use adjacent to residential and decided there were too many potential impacts to the community.

Planning Commission Vote: 7-1

Joshua Garrison, Chair Aye

Dawn Motes, Vice Chair Aye

David Hacker, Secretary Aye

Marshall Adkison Aye

Daniel Blanchard Aye

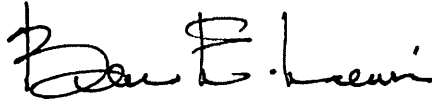
Ian Brown Nay

Alex Moldovan Aye

Jason Porter Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in black 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  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7820  
blewis@coj.net

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT OF****APPLICATION FOR REZONING ORDINANCE 2020-0335****AUGUST 6, 2020**

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 **2020-0335**.

**Location:** 719 Union Street East

**Real Estate Number:** 122116-0000, 122113-0000, 122114-0000, 122115-0000

**Current Zoning District:** Residential Medium Density-A (RMD-A)

**Proposed Zoning District:** Industrial Light (IL)

**Current Land Use Category:** Medium Density Residential (MDR)

**Proposed Land Use Category:** Light Industrial (LI)

**Planning District:** District 1—Urban Core

**Applicant/Owner:** Philip Azar  
Azar Industries  
719 East Union Street  
Jacksonville, Florida 32206

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

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2020-0335** seeks to rezone 0.49± acres of a property from Residential Medium Density-A (RMD-A) to Industrial Light (IL). The property is located in the Medium Density Residential (MDR) land use category within the Urban Priority Area of the Future Land Use Element of the 2030 Comprehensive Plan. Land-Use Companion application **L-5445-20C** is requesting Land-Use change from Medium Density Residential (MDR) to Light Industrial (LI). The request is being sought in order to expand the current business and make all of the lots conforming. Currently the site is a non-conforming use which has been operating as a meat processing facility with the current company, Azar & Co. Wholesale Meats, since 2008. The historical use of the amendment site has been either industrial or commercial uses since the building was constructed in 1942.

**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 2030 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 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

**1. *Is the proposed rezoning consistent with the 2030 Comprehensive Plan?***

Yes. 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 the subject property to be located in the Medium Density Residential (MDR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. Land-Use Companion application L-5445-20C is requesting Land-Use change from Medium Density Residential (MDR) to Light Industrial (LI).

**2. *Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?***

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. The LI Future Land Use Category is intended to provide for location of industrial uses which have fewer objectionable impacts than Heavy Industrial (HI) on residential areas such as noise, odor, toxic chemical and wastes. Generally, light assembly, manufacturing, packing, processing, and storage/warehousing are principal uses in this category.

**Future Land Use Element**

**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.

*The subject properties is located in the Urban Priority Area and will be served by both centralized Water and Sewer. The proposed use will be in compliance with Policy 1.2.9.*

**Objective 3.2**

Continue to 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.

*The subject properties will continue to promote the existing Industrial Uses within the general surrounding area by allowing several undeveloped pieces of property be utilized by an existing and functioning business for expansion of business needs. Due to these reasons the subject properties will be in compliance with Objective 3.2.*

**Policy 3.2.7**

The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

*The subject properties will be an extension of Azar & Co. Wholesale Meats industrial uses and will not deviate from the character of the area from which it serves therefore being in compliance with Policy 3.2.7.*

**Archaeological Sensitivity**

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey on the portion of the site that is in a high sensitivity area. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

**Historic Preservation Element**

**Policy 1.2.6**

The Planning and Development Department shall maintain and update for planning and permitting purposes, a U.S.G.S. series of topographic maps upon which recorded archaeological sites are shown.

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 RMD-A to IL in order to expand the current business and make all of the lots conforming.

**SURROUNDING LAND USE AND ZONING**

The subject site is located at the corner of Union Street East and Ionia Street between Ionia Street and Palmetto Street. It is also located within the Urban Priority Development Area, Planning District 1 and Council District 7. According to the Future Land Use Element (FLUE), LI in the Urban Priority Development Area is intended to provide for the location of industrial uses which have fewer objectionable impacts than Heavy Industrial (HI) on residential areas such as noise, odor, toxic chemical and wastes. To the south of the subject property zoned PUD but is currently operating as a warehouse and storage facility. The adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RMD-A	Single Family Dwellings
South	LDR	PUD: 2019-0229	Warehouse/ Storage
East	LDR	RMD-A	Vacant
West	LDR	PBF-1	City Playground

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 **July 21, 2020** 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 **2020-0335** be **APPROVED**.



**Aerial View**

**Source: JaxGIS Map**



**Subject Site**

**Source: Planning & Development Department 07/21/2020**



*View of Property to the South*

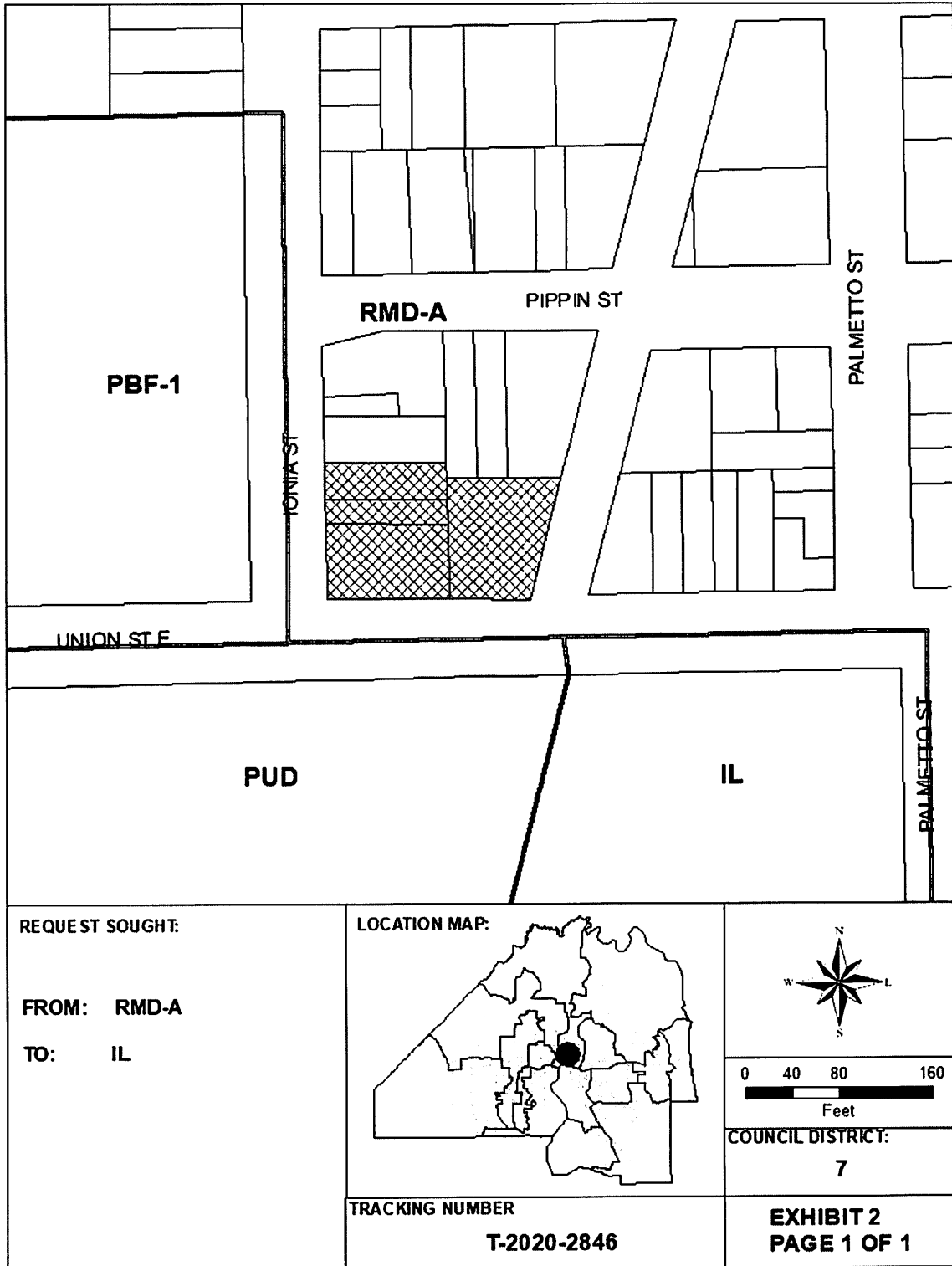
**Source: Planning & Development Department 07/21/2020**

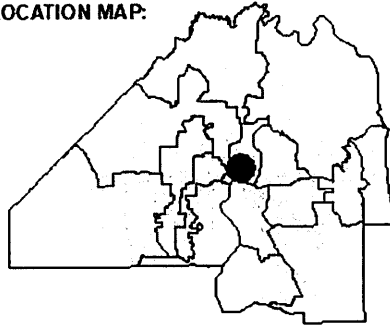
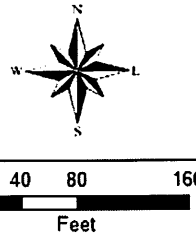


*View of Property to the North*

**Source: Planning & Development Department 07/21/2020**





<p>REQUEST SOUGHT:</p> <p>FROM: RMD-A</p> <p>TO: IL</p>	<p>LOCATION MAP:</p> 	
	<p>TRACKING NUMBER</p> <p>T-2020-2846</p>	<p>COUNCIL DISTRICT:</p> <p>7</p> <p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>

**Legal Map**  
Source: JaxGIS Map

### Application For Rezoning To Conventional Zoning District

**Planning and Development Department Info**

**Ordinance #** 2020-0335 **Staff Sign-Off/Date** ELA / 06/23/2020  
**Filing Date** 06/23/2020 **Number of Signs to Post** 1

**Hearing Dates:**

**1st City Council** 08/11/2020 **Planning Commission** 08/06/2020  
**Land Use & Zoning** 08/19/2020 **2nd City Council** 08/25/2020

**Neighborhood Association** EASTSIDE NEIGHBORHOOD ASSOCIATION, EASTSIDE ENVIRONMENTAL COUNCIL, SPRINGFIELD CIVIC ASSOCIATION, EASTSIDE COMMUNITY COALITION, JACKSONVILLE CULTURAL DEVL P CORP, SPRINGFIELD IMPROVEMENT ASSOCIATION

**Neighborhood Action Plan/Corridor Study** N/A

**Application Info**

**Tracking #** 2846 **Application Status** FILED COMPLETE  
**Date Started** 04/21/2020 **Date Submitted** 04/21/2020

**General Information On Applicant**

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
AZAR	PHILIP	
<b>Company Name</b>		
AZAR INDUSTRIES		
<b>Mailing Address</b>		
719 EAST UNION STREET		
<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32206
<b>Phone</b>	<b>Fax</b>	<b>Email</b>
9043582354	904	PHIL@AZARSAUSAGE.COM

**General Information On Owner(s)**

**Check to fill first Owner with Applicant Info**

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
AZAR	PHILIP	
<b>Company/Trust Name</b>		
AZAR INDUSTRIES		
<b>Mailing Address</b>		
719 EAST UNION STREET		
<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32206
<b>Phone</b>	<b>Fax</b>	<b>Email</b>
9043582354	904	PHIL@AZARSAUSAGE.COM

**Property Information**

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)**

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District

Map	122116 0000	7	1	RMD-A	IL
Map	122113 0000	7	1	RMD-A	IL
Map	122114 0000	7	1	RMD-A	IL
Map	122115 0000	7	1	RMD-A	IL

Ensure that RE# is a 10 digit number with a space (##### #)

#### Existing Land Use Category

MDR

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 0.49

#### Justification For Rezoning Application

TO EXPAND AZAR SAUSAGE AND MAKE ALL OF THE LOTS CONFORMING AND TO ADD JOBS TO THE 32206 AREA

#### Location Of Property

##### General Location

NORTHEAST CORNER OF EAST UNION AND IONIA STREET

House #	Street Name, Type and Direction	Zip Code
719	UNION ST E	32206

##### Between Streets

and

#### Required Attachments For Formal, Complete application

The following items must be attached to each application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below for inclusion of information required.

**Exhibit 1**  A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.

**Exhibit A**  Property Ownership Affidavit – Notarized Letter(s).

**Exhibit B**  Agent Authorization - Notarized letter(s) designating the agent.

#### Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

One copy of the Deeds to indicate proof of property ownership.

#### Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent MUST BE PRESENT at the public hearings. The required SIGN(S) must be POSTED on the property BY THE APPLICANT within 5 days after the filing of an application. The sign(s) may be removed

only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish PROOF OF PUBLICATION to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

### Application Certification

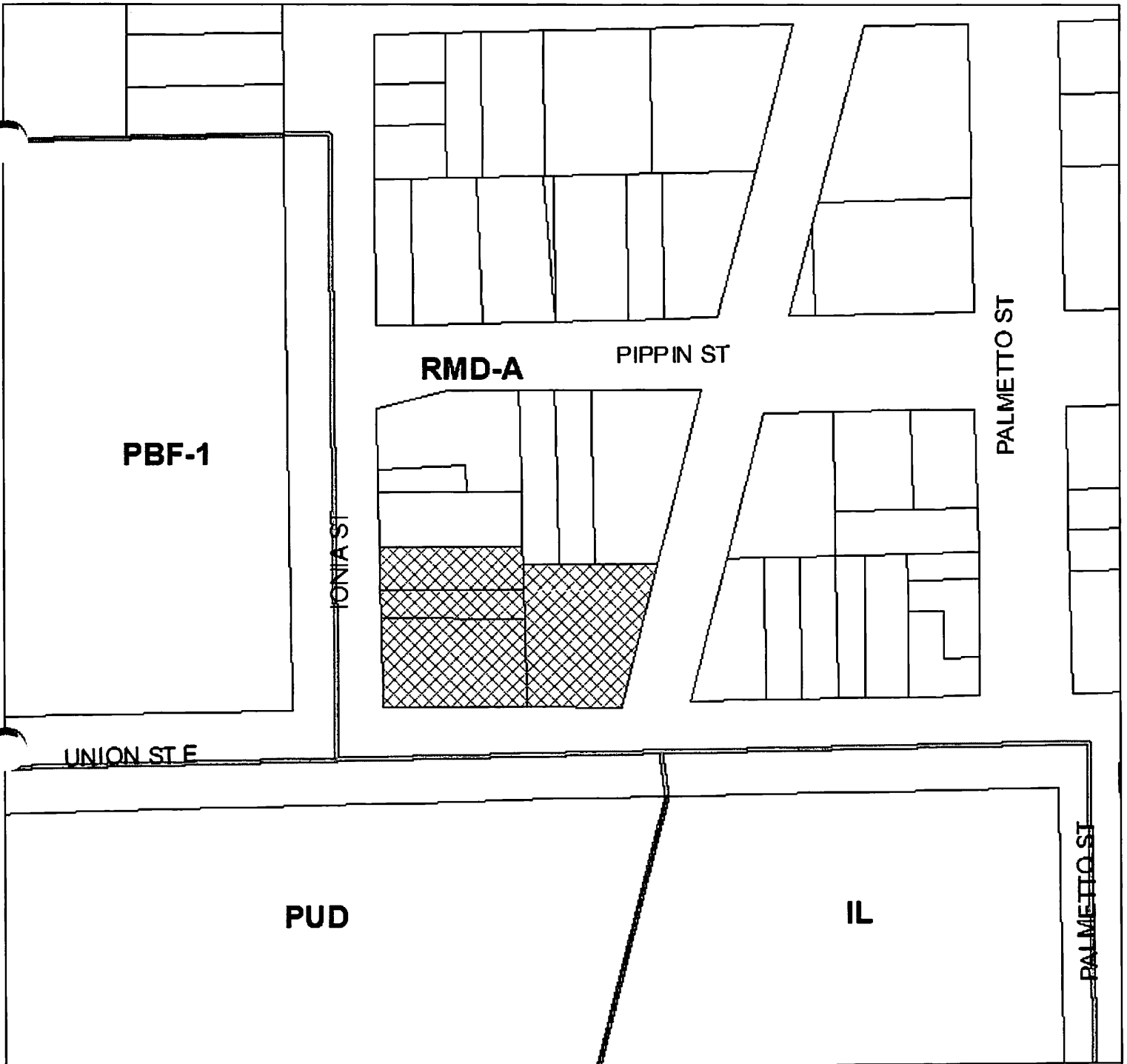
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

### Filing Fee Information

- 1) Rezoning Application's General Base Fee: \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof  
0.49 Acres @ \$10.00 /acre: \$10.00
- 3) Plus Notification Costs Per Addressee  
32 Notifications @ \$7.00 /each: \$224.00
- 4) Total Rezoning Application Cost: \$2,234.00

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

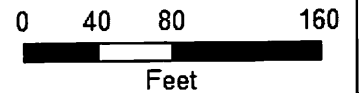
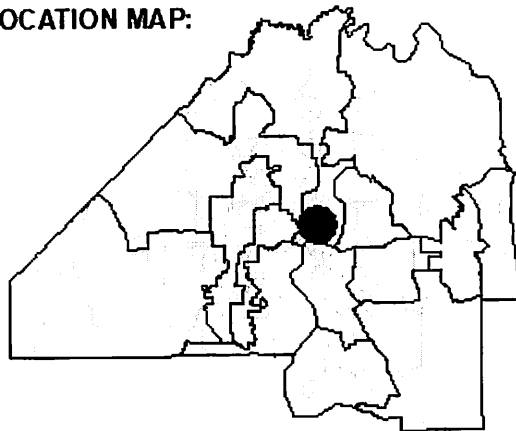


REQUEST SOUGHT:

FROM: RMD-A

TO: IL

LOCATION MAP:



COUNCIL DISTRICT:

7

TRACKING NUMBER

T-2020-2846

**EXHIBIT 2**  
**PAGE 1 OF 1**

## Legal Description

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Re#122116-0000

Parcel 1:

That part of the East half (E ½) of lot Twenty-Four (24), in Block Three (3), of Oakland, a part of the City of Jacksonville, as the same is marked, numbered and described in a certain plat recorded in the former public records of Duval County, Florida, in Deed Book "Q", at page 443, which lies West of the right of way line of The Fernandina and Jacksonville Railroad now known as The Seaboard Airline Railroad; also the West half (W 1/2) of Lot Twenty-Four (24) [or Six (6)] in Block Three (3), of Oakland, a part of The City of Jacksonville according to plat thereof as recorded in Deed Book "Q", at page 443, of the former public records of Duval County, Florida.

Re#122115-0000

Parcel 2:

The South 65 feet of Lot 23 (also known as Lot 5), Block 3, Oakland, according to the plat thereof as recorded in Plat Book "Q", page 443, of the former public records of Duval County, Florida.

Re#122114-0000

Parcel 3:

The South 21 feet North 40 feet of Lot 23, Block 3, OAKLAND, according to the plat thereof recorded in Deed Book "Q", page 443 of the former public records of Duval County, Florida.

Re#122113-0000

Parcel 4:

North 19 0 feet of Lot 23 and the South 12.8 feet of Lot 30, Block 3, Oakland, according to the map or plat thereof, as recorded in Plat Book Q, Page(s) 443, of the Public Records of Duval County Florida.



ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street  
Jacksonville, Florida 32202-3139

Philip Azar  
Azar Industries  
719 East Union Street  
Jacksonville, FL, 32206

April 27, 2020

Project Name: Azar expansion  
Availability#: 2020-1492

Attn: Philip Azar,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

**Point of Connection:**

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. If this availability request is for a sewer lateral, prior to relying on the described POC and/or any reference drawings, the applicant shall request and pay for a JEA field locate, for a cost of \$491.00, to determine the actual location and suitability of this potential POC. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement from the third party owner providing applicant with the right to construct the utilities.

**Offsite Improvements:**

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida. All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found on [jea.com](http://jea.com).

**Reservation of Capacity:**

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at [JEA.com](http://JEA.com). This document along with other important forms and submittal processes can be found, [https://www.jea.com/water\\_and\\_wastewater\\_development](https://www.jea.com/water_and_wastewater_development)

Sincerely,

JEA Water, Sewer Reclaim  
Availability Request Team



21 West Church Street  
Jacksonville, Florida 32202-3139

ELECTRIC                      WATER                      SEWER                      RECLAIMED

Availability#: 2020-1492  
Request Received On: 4/24/2020  
Availability Response: 4/27/2020  
Prepared by: Susan West

**Project Information**

Name: Azar expansion  
Type: Warehouse  
Requested Flow: 5,150 gpd  
Location: 719 East Union Street  
Parcel ID No.: 122116- 0000  
Description: Adding additional dock space

**Potable Water Connection**

Water Treatment Grid: NORTH GRID  
Connection Point #1: Existing water service may be used if adequate  
Connection Point #2: Existing 6 inch water main along E Union St  
Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

**Sewer Connection**

Sewer Treatment Plant: BUCKMAN  
Connection Point #1: Existing sewer service may be used if adequate  
Connection Point #2: Existing 8 inch gravity main along E Union St  
Special Conditions: Any food service establishment or commercial/institutional kitchen that is connected to the JEA sewer system is required to participate in the FOG program. Please contact 665-7404 for additional information. Industrial effluent and/or process water may require pretreatment prior to discharge to JEA facilities. Please coordinate with JEA Industrial Pretreatment at 904-665-5326 or ip@jea.com.

**Reclaimed Water Connection**

Sewer Region/Plant: N/A  
Connection Point #1:  
Connection Point #2: NA  
Special Conditions:

**General Comments:**

Electric Availability: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations. Point of connection location(s) to be field verified by developer during project design. Send pre-application meeting requests, with availability number, to wsedevprojrequests@jea.com. Copies of reference drawings may be requested from the JEA Record online at [https://www.jea.com/engineering\\_and\\_construction/request\\_an\\_as-built\\_drawing/](https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/).