



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
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Jacksonville, FL 32202
(904) 630-CITY
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March 6, 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.: 2024-93**

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 | Absent |
| Mark McGowan, Secretary | Aye |
| Lamonte Carter | Aye |
| Amy Fu | Aye |
| Julius Harden | Absent |
| Mon'e Holder | Aye |
| 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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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FO

APPLICATION FOR REZONING ORDINANCE 2024-0093

MARCH 7, 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 **2024-0093**.

Location: 0 Owens Road

Real Estate Number: 019317-0005

Current Zoning District: Residential Low Density-120 (RLD-120)

Proposed Zoning District: Industrial Light (IL)

Current Land Use Category: Low Density Residential (LDR)

Proposed Land Use Category: Light Industrial (LI)

Planning District: North, District 6

Council District: District 8

Applicant: Lyudmyla Kolyesnik
Purcell, Flanagan, Hay and Greene, P.A.
1548 Lancaster Terrace
Jacksonville, FL. 32204

Owner: Sergey Kovalev
13850 Fair Pine Lane
Jacksonville, FL. 32218

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2024-0093** seeks to rezone 1.38± acres of a property from Residential Low Density-120 (RLD-120) to Industrial Light (IL). The subject site is located near the Jacksonville International Airport in an area that is mixed between Residential, Commercial and Industrial properties. The applicant is seeking to change the site to industrial to allow the site to be utilized for industrial activities that are served by, or serve the airport. 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, **2024-0092 (L-5845-23C)**. The proposed Land Use Amendment is for Low Density Residential (LDR) to Light Industrial (IL).

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 2045 Comprehensive Plan?

Yes. The 1.38 acre subject site is located along the north side of Owens Road, a collector road, between International Airport Boulevard, a minor arterial road, and Urn Road, an unclassified road. The site is currently undeveloped. The property is in Council District 8 and Planning District 6. The property is also located in the Suburban Development Area as identified in the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

The applicant seeks to rezone from RLD-120 to IL to allow for industrial development. A companion Future Land Use Map (FLUM) amendment was also filed for this site from LDR to LI (L-5845-23C / Ordinance 2024-92) 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. Site access to roads classified as collector or higher on the Highway Functional Classification Map is preferred.

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 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), plan amendment requests for new LI designations are preferred in locations that are supplied with full urban services; abutting a roadway classified as collector or higher on the Functional Highway Classification Map.

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.

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.

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.

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 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 RLD-120 to IL to allow industrial uses in the Light Industrial Functional Land Use Category.

SURROUNDING LAND USE AND ZONING

The subject property is located on the north side of Owens Road, classified as a collector roadway. Properties along Owens Road in the immediate area consist of Parking Lots, Storage, Single Family Homes, and various uses owned and operated by the Jacksonville Aviation Authority. The subject site is located just east of International Airport Boulevard which is a Minor Arterial Roadway that brings in traffic to the airport from the North and South. The adjacent land use categories and zoning districts are as follows:

| Adjacent Property | Land Use Category | Zoning District | Current Use |
|--------------------------|--------------------------|------------------------|--------------------------|
| North | CGC | PBF-3 | JIA undeveloped Property |
| South | LI | IL | Vacant/ Airport Parking |
| East | LDR | RLD-120 | JIA undeveloped Property |
| West | LDR | RLD-120 | Vacant Residential |

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 **February 27, 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 **2024-0093** be **APPROVED**.



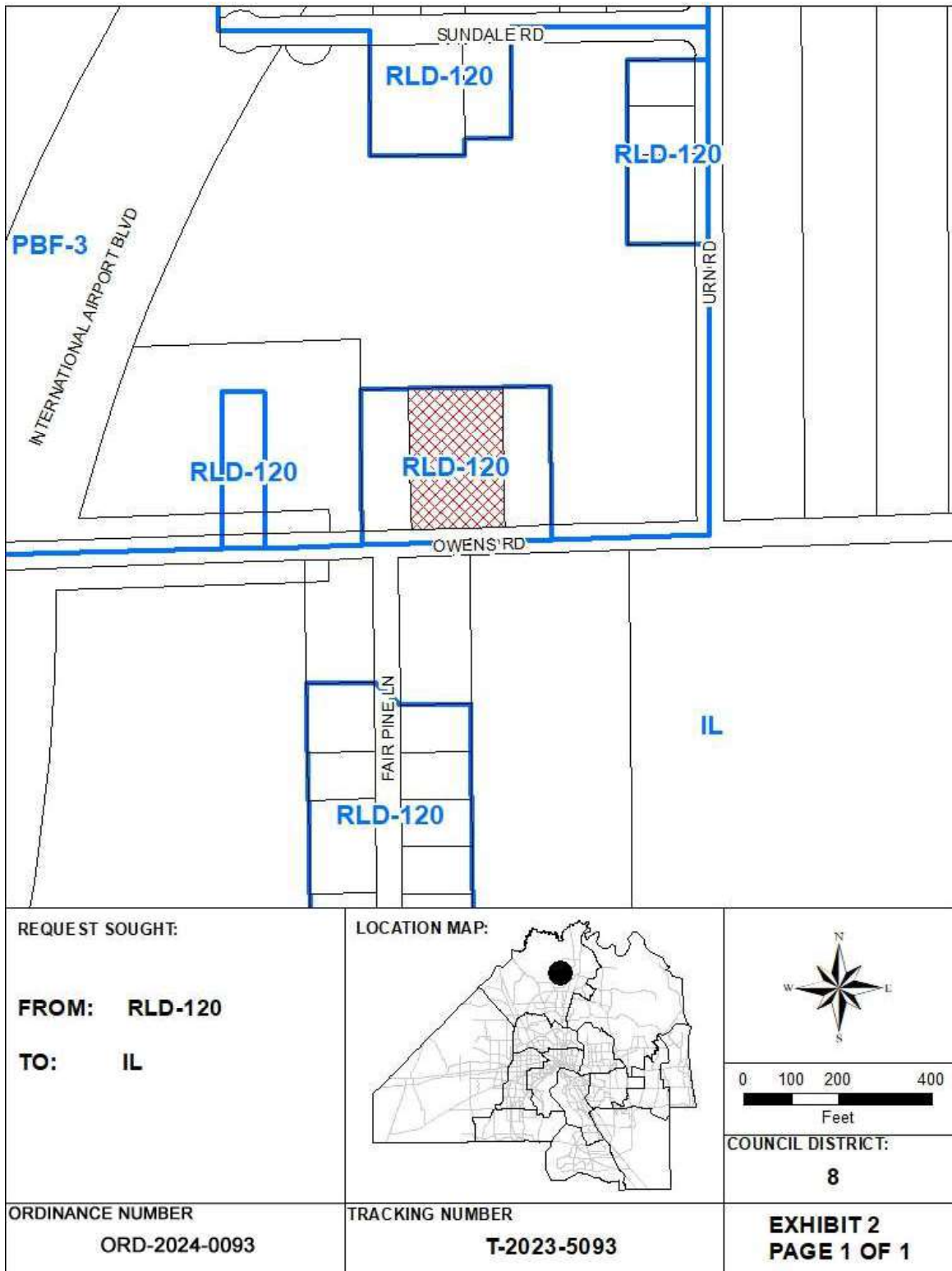
Aerial View



View of the Subject Site



View of the neighboring airport parking service across Owens Road



Legal Map