



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.: 2024-8**

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 2024-0008

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 **2024-0008**.

Location: 76 Chaffee Road N, 0 Beaver Street W
Beaver Street West and Chaffee Road North

Real Estate Number: 001833-0000; 001831-0000

Current Zoning District: Commercial Community/General-2 (CCG-2)

Proposed Zoning District: Industrial Business Park (IBP)

Current Land Use Category: Community / General Commercial (CGC)
Medium Density Residential (MDR)

Proposed Land Use Category: Business Park (BP)

Applicant: Cyndy Trimmer, Esq.
Driver, McAfee, Hawthorne and Diebenow, PLLC
1 Independent Drive, Suite 1200
Jacksonville, Florida. 32202

Owners: White Houses Enterprises Corp
9904 Vineyard Lake Lane
Jacksonville, Florida. 32256

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2024-0008** seeks to rezone 12.12 acres of property from Commercial Community/General- 2 (CCG-2) to Industrial Business Park (IBP). The rezoning is being sought allow for general business park uses. The property is surrounded by single-family residential properties to the North and West, and commercial uses to the South and East.

There is a companion land use amendment, **2024-0007 (L-5891-23C)**. The proposed LUA is for CGC/MDR to Business Park (BP), in which the Planning and Development Department is also recommending approval.

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 12.12 acre subject site is located along the north side of West Beaver Street (US-90), a minor arterial road, and along the west side of Chaffee Road North, a collector road. The site is currently a vacant single family residence. The site is located in the Community/General Commercial (CGC) (11.5 acres) and Medium Density Residential (MDR) (0.62 of an acre) land use categories, Planning District 5, Council District 12, and in the Urban Development Area.

Business Park (BP) is a category primarily intended to accommodate business offices and low intensity light industrial uses. Uses, with the exception of ancillary and accessory outside storage uses, shall be conducted within an enclosed building. Business offices should comprise the majority of the category land area, while service, major institutional and light industrial uses constitute the remaining land area. Limited commercial retail and service establishments, hotels, and motels may also be permitted. Residential uses are also permitted in appropriate locations as identified under the Development Area Uses and densities. Development within the category should be compact and connected and should support multi-modal transportation.

The maximum gross density in the Urban Priority Area and Urban Area shall be 40 units/acre and there shall be no minimum density unless the site abuts LDR and RR. Development on a site that abuts LDR and/or RR may cluster density away from the LDR and/or RR and development shall not exceed 20 units/acre within 30 feet of the abutting property. In the absence of the availability of centralized potable water and/or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Medium Density Residential (MDR) without such services.

The IBP zoning district is a primary zoning district within the BP land use category. The proposed zoning change to IBP is consistent with the proposed companion BP 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:

Goal 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

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.

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 companion Small Scale Land Use Amendment is approved, the proposed rezoning will not be in conflict with any portion of the City's land use regulations.

SURROUNDING LAND USE AND ZONING

The subject property is located along Beaver Street West and Chaffee Road North in an area which IBP would act as a transitional zoning district between the industrial properties South of Beaver Street W. and the residential properties to the north. Beaver Street W. is also a mixture of industrial and commercially zoned properties zoned IL, CCG-1, and CCG-2.. The Surrounding Land Use and Zoning Categories are as followed:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	MDR	RMD-MH	Mobile Homes
East	CGC	CCG-1	Convenience Store/ Filling Station
South	BP/LI	PUD/IL	Convenience Store/ Filling Station/ Railroad Tracks

West

CGC

CO

Single Family Residence

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on January 30, 2024 by the Planning and Development Department, the required Notice of Public Hearing signs **were** posted.



RECOMMENDATION

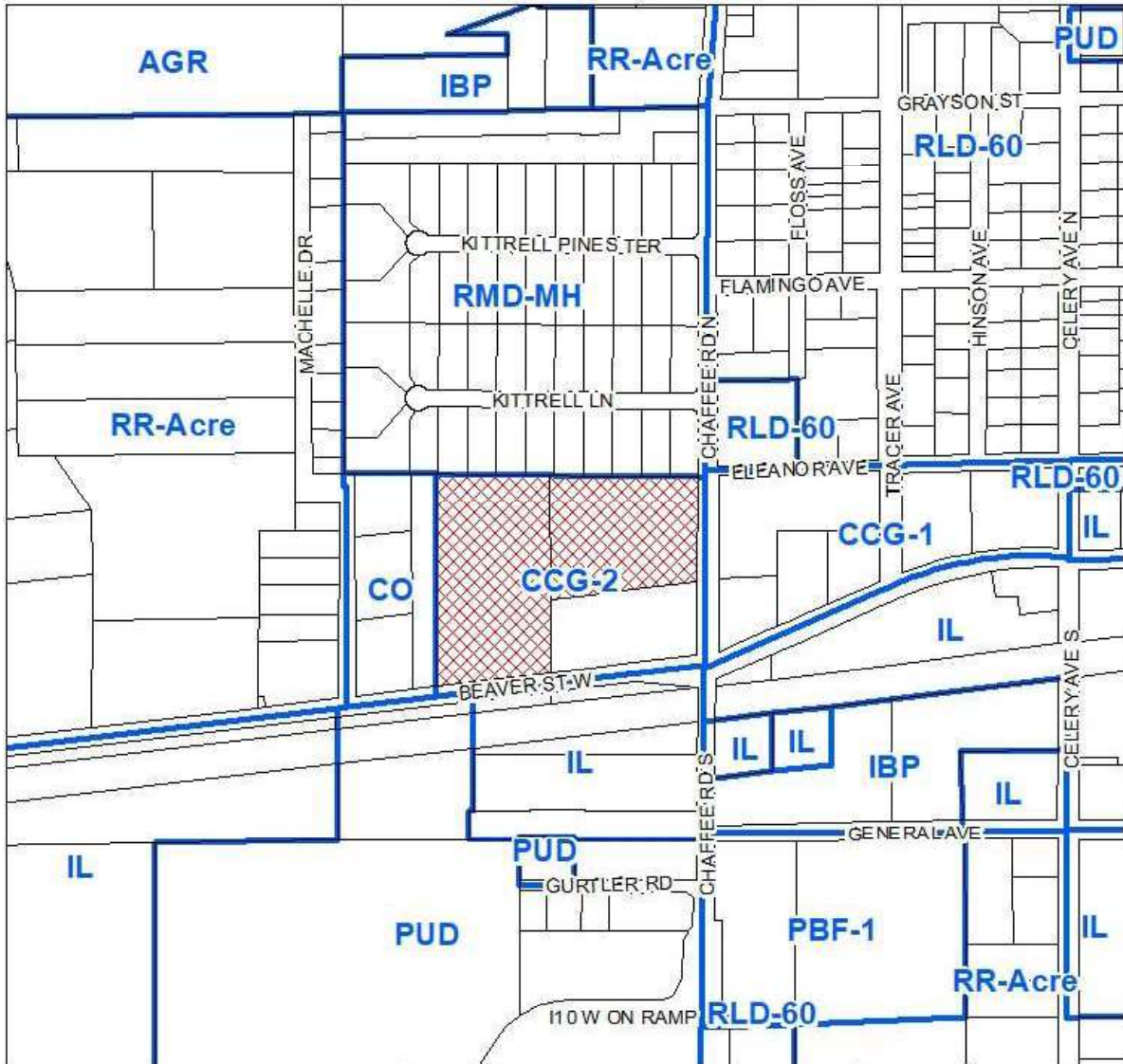
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2024-0008** be **APPROVED**.

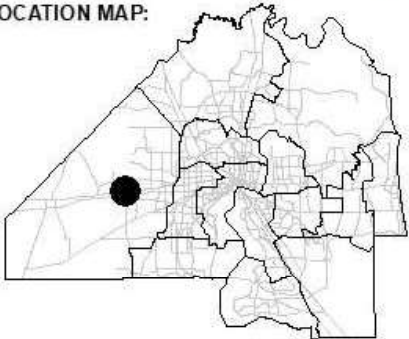
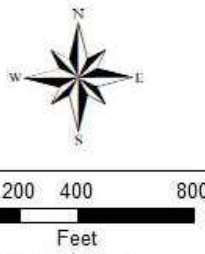


View of the neighboring gas station



View of the neighboring residential property to the west



<p>REQUEST SOUGHT:</p> <p>FROM: CCG-2</p> <p>TO: IBP</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>12</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2024-0008</p>	<p>TRACKING NUMBER</p> <p>T-2023-5294</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Legal Map