

**REPORT OF THE PLANNING DEPARTMENT TO**  
**APPLICATION FOR REZONING ORDINANCE 2025-0214**

**APRIL 17, 2025**

The Planning Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2025-0214**.

***Location:*** 7642 Woodley Road

***Real Estate Number:*** 002519-0020

***Current Zoning District:*** Industrial Business Park (IBP)

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

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

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

***Council District:*** District 8

***Applicant/Agent:*** Barry Snyder  
Nottingham Real Estate Partners LLC  
1818 South Australian Avenue, Suite 110  
West Palm Beach, FL 33409

***Owner:*** D&D Roofing LLC  
4877 Raggedy Point Road  
Fleming Island, FL 32003

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

**GENERAL INFORMATION**

Application for Conventional Rezoning Ordinance **2025-0214** seeks to rezone approximately 2.0± acres of property from Industrial Business Park (IBP) to Industrial Light (IL). The applicant is seeking the rezoning to allow for a contractors storage yard for a highway maintenance and construction company.

**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 2.0-acre subject site is located on the south side of Woodley Road, an unclassified roadway, between New Kings Road and Murray Estates Lane. New Kings Road, less than a 1/4-mile to the east of the subject site, is classified as a FDOT Principal Arterial roadway. The subject site is located in Council District 8 and Planning District 6 (North).

The applicant seeks to rezone the site from IBP to IL to allow for a contractor's storage yard for highway maintenance and construction company.

The site is designated as Light Industrial (LI), in the Suburban Development Area. 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.

The proposed IL zoning district is a primary district within the LI land use category.

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

This proposed rezoning is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

**Future Land Use Element**

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

**Objective 1.1** Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery

system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

**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.

**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.

**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 IBP to IL.

### **SURROUNDING LAND USE AND ZONING**

The subject parcel is located just west of New Kings Road, classified as a FDOT Principal Arterial Roadway, and developed with a mix of industrial, commercial and residential type uses. The subject property borders a single-family home along the eastern boundary but the property is also currently zoned Industrial Business Park (IBP). South and west of the subject site is a JEA substation, and north of the subject site is an industrial warehouse and outdoor storage lot.

The adjacent land use categories and zoning districts are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use</b>
<b>North</b>	LI	IL	Warehouse
<b>South</b>	LI	IBP	Electric Substation
<b>East</b>	LI	IBP	Single Family Dwelling
<b>West</b>	LI	IBP	Electric Substation

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 April 9, 2025, by the Planning and Development Department, the required Notice of Public Hearing signs were posted.



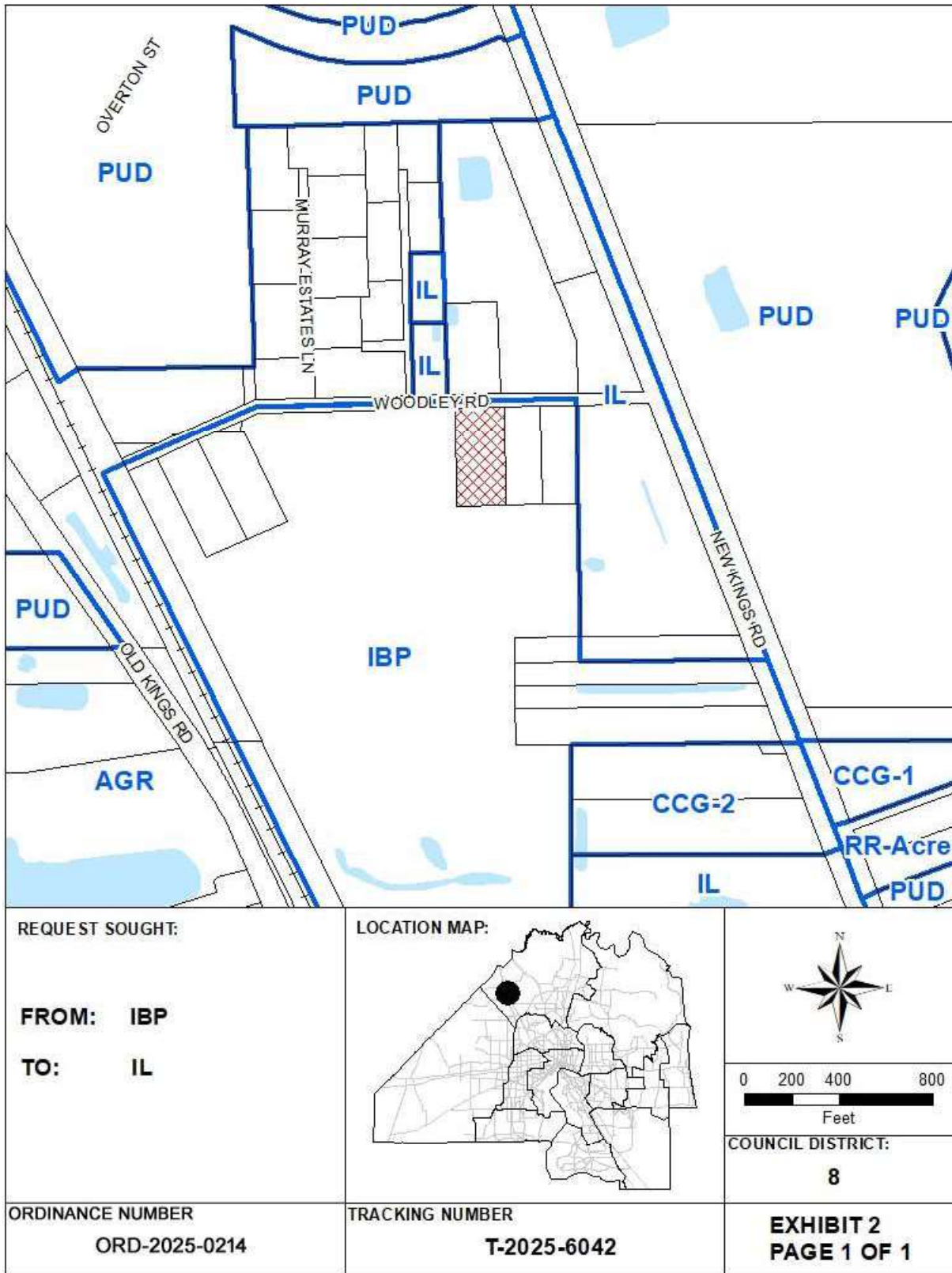
### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2025-0214** be **APPROVED**.



Aerial View





Legal Map