



A NEW DAY.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

Planning and Development Department  
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Jacksonville, FL 32202  
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April 18, 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.: 2024-224**

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: **6-0**

Charles Garrison, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mark McGowan, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Absent
Julius Harden	Aye
Mon'e Holder	Absent
Ali Marar	Absent

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 FOR**  
**APPLICATION FOR REZONING ORDINANCE 2024-0224**

**APRIL 18, 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 **2024-0224**.

***Location*** 0 Beaver Street West  
Between Otis Road and US 301

***Real Estate Number:*** 001735-0070

***Present Zoning District:*** Commercial Community/General-1 (CCG-1)

***Proposed Zoning District:*** Recreation and Open Space (ROS)  
Industrial Light (IL)

***Current Land Use Category:*** Community/General Commercial (CGC)

***Proposed Land Use Category:*** Recreation and Open Space (ROS)  
Light Industrial (LI)

***Planning District:*** Southwest, District 4

***Council District:*** District-12

***Applicant/Agent:*** Curtis L. Hart  
Hart Resources, LLC  
8051 Tara Lane  
Jacksonville, Florida 32216

***Owner:*** Kelly James  
First Coast Electric LLC  
5465 Verna Blvd  
Jacksonville, Florida 32205

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

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2024-0224** seeks to rezone approximately 15.72 acres of property from Commercial Community/General-1 (CCG-1) to Recreation and Open Space

(ROS) and Industrial Light (IL). The applicant is also seeking a companion land use amendment **2024-0223** to amend the land use category from Community/General Commercial (CGC) to Recreation and Open Space (ROS) and Light Industrial (LI). The department is also recommending approval on the Land Use Amendment.

### **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

1. *Is the proposed rezoning district consistent with the functional land use category identified in the 2045 Comprehensive Plan?*

Yes. The 15.72 acre subject site is located in the northwest corner of the intersection of Otis Road, a collector road, and Beaver Street West (US-90), a minor arterial road. The site is currently undeveloped. The site is also located in Council District 12, Planning District 4, and the Suburban Development Area.

The applicant is proposing a rezoning from Commercial/Community General -1 (CCG-1) to Industrial Light (IL) and Recreation and Open Space (ROS) to allow for Recreation and Open Space and Light Industrial uses. The land use is currently Community/General Commercial (CGC). The applicant has proposed a companion land use amendment to Light Industrial (LI) and Recreation and Open Space (ROS) which is pending concurrently, pursuant to Ordinance 2024-223.

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.

Recreation and Open Space (ROS) is a category which includes lands used for activities that are associated with outdoor recreation. The FLUMs depict major existing recreational facilities only since neighborhood scale recreational areas are allowed as

secondary uses within the residential and commercial categories. The location of new recreational facilities will be guided by the provisions of this and other elements of the Comprehensive Plan. Recommendations in the more specific planning district, neighborhood or functional plans will also be considered in siting future recreational facilities.

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

Yes. To ensure compliance with the provisions of the Comprehensive Plan, zoning staff has analyzed the proposed zoning application in relation to the following goals, objectives, policies and/or text of the 2045 Comprehensive Plan:

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.

**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.

3. *Does the proposed rezoning conflict with any portion of the City's land use regulations?*

No. The effect of the proposed rezoning is in harmony with the spirit and intent of the Zoning Code. If approved, it would permit uses that are consistent with the surrounding allowed uses.

**SURROUNDING LAND USE AND ZONING**

The proposed rezoning will allow for general recreation uses and industrial uses, thereby increasing the potential of recreational activities available to nearby residents, as well as potential economic opportunities with the industrial site. The surrounding area is mainly vacant today, but allows for commercial, residential, and agricultural uses.

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	AGR	AGR	Vacant Governmental
East	CGC	CCG-1	Vacant Commercial
South	CGC / ROS	CCG-1/PBF-1	SFD / Railroad
West	AGR / ROS / CGC	AGR / ROS / CCG-1	SFD / Vacant

**SUPPLEMENTARY INFORMATION**

The applicant submitted proof of the sign being posted on the subject property on March 27, 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 **Ordinance 2024-0224** be **APPROVED**.

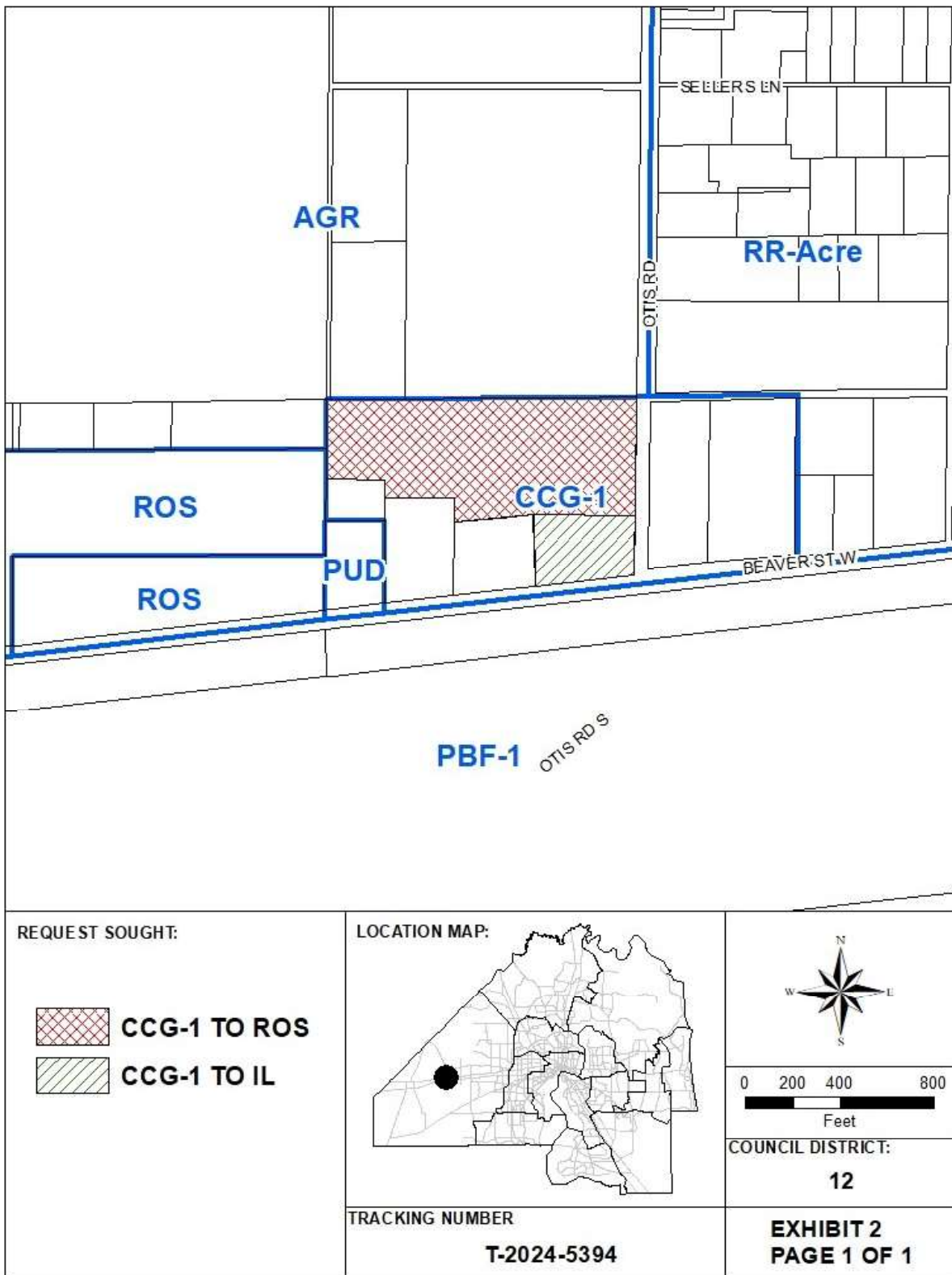




Aerial View



View of the Subject Site



Legal Map