



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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November 7, 2024

The Honorable Randy White  
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.: 2024-788**                      **Application for: Westside Development PUD**

Dear Honorable Council President White, 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**

This rezoning is subject to the following exhibits:

- 1. The original legal description dated September 4, 2024.**
- 2. The revised written description dated October 14, 2024.**
- 3. The original site plan dated February 27, 2023.**

Recommended Planning Commission Conditions to the Ordinance: **None**

Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

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	Aye
Mon'e Holder	Aye
Ali Marar	Aye
Jack Meeks	Absent

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

Sincerely,



Bruce E. Lewis  
City Planner Supervisor – Current Planning Division  
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**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2024-0788 TO**  
**PLANNED UNIT DEVELOPMENT**

**NOVEMBER 7, 2023**

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 **2024-0788** to Planned Unit Development.

***Location:*** 0 Moncrief Road W; 6739 Utsey Road  
Between Utsey Road and Imeson Road

***Real Estate Number(s):*** 002966-0000; 002942-0000

***Current Zoning District(s):*** Agriculture (AGR)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Agriculture (AGR)

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

***Planning District:*** Northwest, District 5

***Council District:*** District 12

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

***Owner:*** Stone Mountain Industrial Park Inc.  
5170 Peachtree Road, Building 100, Suite 400  
Atlanta, Georgia 30341

Topo Chico, LLC  
33 East 4<sup>th</sup> Street  
Jacksonville, Florida 32206

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

### **GENERAL INFORMATION**

Application for Planned Unit Development 2024-0788 seeks to rezone approximately 38.47 acres of land from Agriculture (AGR) to Planned Unit Development (PUD). The rezoning to PUD is being sought to add industrial uses, more specifically outdoor storage of vehicles, as well as to add restrictions on the industrial uses allowed on the Utsey Road parcel to be more compatible with the surrounding area.

There is a companion application Land Use Amendment 2024-0786 to amend the current Land Use Category from Agriculture (AGR) to Light Industrial (LI). The Planning and Development Department is also recommending approval on the companion land use amendment.

### **CRITERIA FOR REVIEW**

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

#### ***(A) Is the proposed zoning district consistent with the 2045 Comprehensive Plan?***

Yes. The 36.27-acre subject site is located on the north side of Moncrief Road West between Utsey Road and Imeson Road. Moncrief Road and Utsey Road are unclassified at this location, but Imeson Road, approximately ¼ mile east of the subject site, is classified as a collector road on the City's Functional Highways Classification Map. The applicant is proposing a rezoning application from Agriculture (AGR) to Planned Unit Development (PUD) with a companion amendment to the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan from Agriculture (AGR) to Light Industrial (LI), for the development of light industrial, office, and storage uses. The companion land use amendment, Ordinance 2024-787, is pending concurrently with this application.

The subject site is composed of two (2) parcels. The parcels are located adjacent to the northeast corner of Moncrief Road and Utsey Road, meaning that they wrap the parcels that are directly at the corner, a JEA electric substation and a residential homestead. Currently, the proposed land use amendment site is mostly undeveloped but also contains a JEA powerline easement and a residential dwelling unit fronting Utsey Road.

The subject site abuts light industrial uses on its east, and light industrial and conservation uses are located across Moncrief Road from the subject site. The intersection of Moncrief Road and Imeson Road is an industrial node, and lands within both the Industrial Situational Compatibility Zone and the Industrial Sanctuary are located in close proximity (approximately ¼ mile south and east) to the subject site.

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.

A JEA availability letter dated July 8, 2024 was provided by the applicant. Water and sewer connections are not available within ¼ mile of the property currently. According to the land use amendment application, the site is served by private well and septic. These conditions are supported by FLUE Policy 1.2.8.

Permitted and permissible uses within the PUD written description, dated October 14, 2024, are consistent with the Light Industrial land use category and the goals and objectives of the 2045 Comprehensive Plan.

***(B) Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?***

Yes. This proposed rezoning to Planned Unit Development 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, 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.

**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.

**1.1.9** Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:

- Potential for the development of blighting or other negative influences on abutting properties

- Traffic Impacts
- Site Access
- Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
- Configuration and orientation of the property
- Natural or man-made buffers and boundaries
- Site layout

***(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?***

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

***(1) Consistency with the 2045 Comprehensive Plan***

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Agriculture (AGR). There is a companion Application for Small Scale Land Use Amendment to the Future Land use Map Series L-5971-24C (Ordinance 2024-787) that seeks to amend the portion of land that is within the Agriculture (AGR) land use category to Light Industrial (LI). The Planning and Development Department finds that the proposed PUD is consistent with the 2045 Comprehensive Plan, as evaluated in Criteria (B).

***(2) Consistency with the Concurrency Mobility and Management System***

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

***(3) Allocation of residential land use***

This proposed Planned Unit Development intends to utilize lands for Industrial uses. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2045 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

***(4) Internal compatibility***

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- Traffic and pedestrian circulation patterns: The Site Plans for each parcel show one entrance for each parcel with the only internal drive aisles being the vehicle use areas for the sites. The Utsey Road parcel also shows a pedestrian system connecting the vehicle use area to multiple structures on the site.
- The use and variety of building setback lines, separations, and buffering: The proposed PUD has specific setbacks for the two parcels. The Utsey Road Parcel will require 20 feet in the front, twenty feet on the sides, and 0 feet in the rear, while the Moncrief Road West Parcel requires 0 feet on all three except where abutting residential uses on the rear and side, which will require 10 feet.

***(5) External Compatibility***

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

- The type, number and location of surrounding external uses: Industrial warehouses or lands zoned for such uses surround the subject site on the east and south portions. To the north and west of the subject site are properties that are zoned Agriculture with Single Family Dwellings.
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use</b>
<b>North</b>	AGR	AGR	Single family dwellings / Vacant
<b>South</b>	AGR/ LI	AGR/IBP/ PUD	Single Family Dwelling, JEA Substation, Retail, Storage
<b>East</b>	LI	PUD (09-137)	Warehouse
<b>West</b>	AGR	AGR	Single Family Dwellings

***(6) Intensity of Development***

The proposed development is consistent with the Light Industrial (LI) functional land use categories for an industrial business park uses. The PUD is appropriate at this location because there are similar uses in the general area.

- The existing residential density and intensity of use of surrounding lands: There are single

family dwellings on large lots to the north and West of the Utsey Road.

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject site are accessed from Utsey Road and Moncrief Road West which are both local roadways with no other outlets except Imeson Road to the east which is a collector roadway. Imeson Road connects with Pritchard Road, a minor arterial roadway approximately 1.55 miles south of Moncrief Road West. Pritchard Road has access to both I-295, and I-10 (through Chaffee Road).
- Any other factor deemed relevant to the limitation of the intensity of the development for the benefit of the public health, welfare and safety: There are single family dwellings near the Utsey Road property which is why the PUD limits the uses on that site to Outdoor and Covered Storage, Parking of Trucks and Trailers associated with the existing Pest Control Building, Offices, and essential services.

***(7) Usable open spaces plazas, recreation areas.***

Recreation areas are not required for commercial/industrial use. However the Written Description does state that the site will comply with the 2045 Comprehensive Plan.

***(8) Impact on wetlands***

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did identify some wetlands on-site. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

***(9) Listed species regulations***

No wildlife survey was required as the project is less than the 50-acre threshold.

***(10) Off-street parking including loading and unloading areas.***

The Utsey Road Parcel: Parking for storage areas shall be at a minimum rate of one (1) space per two thousand (2,000) square feet. The amount of onsite parking associated with nonresidential uses may not exceed twelve (12) spaces. Parking may occur on pervious or impervious materials with no minimum or maximum requirement.

The Moncrief Road Parcel: Parking may be provided pursuant to Part 6 of the Zoning Code or to the applicable standard within the most recent edition of the ITE Parking Manual. Any such parking calculation may consider shared parking or any other parking metric generally recognized by Transportation Professionals. Separate parking spaces are not required for outside storage, when the storage is for vehicles, trucks, trailers, RVs, boats or any other similar items.

***(11) Sidewalks, trails, and bikeways***



The project will contain a pedestrian system that meets the 2045 Comprehensive Plan.

### SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on October 23, 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 **2024-0788** be **APPROVED with the following exhibits:**

1. The original legal description dated September 4, 2024.
2. The revised written description dated October 14, 2024.
3. The original site plan dated February 27, 2023.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2024-0788** be **APPROVED**.

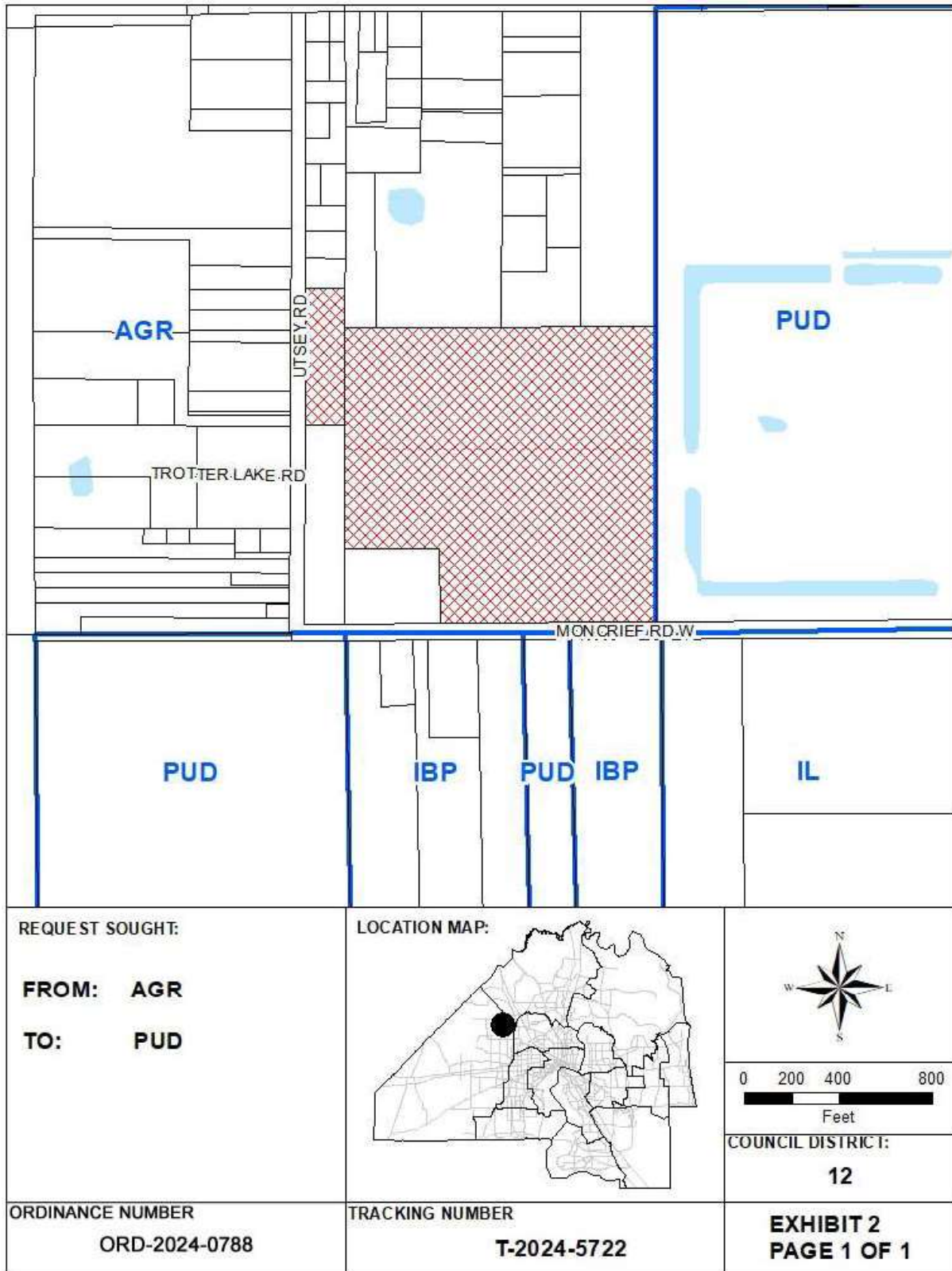


Aerial View



View of the Utsey Road Site with the Moncrief Road Property (Tree Line) In the background





Legal Map