

# Application for Re-Zoning from LDR to LI: L-5644-21C Ordinance 2022-082; 2022-083

Rezoning Application: 11/15/2021

JEA Availability letter: 12/22/2021

1<sup>st</sup> Hearing: 2/14/2022

Planning Approval: 4/15/2022

The following 5 Slides were taken from the Presentation made by the Planning and Land Use Department. They are being used along with further material for the LUZ/Waterways Commission review. The COJ's Land Use department shows that the major use of the area is Industrial. Given that the area is in a 100-year flood zone and with no other cost-effective use, a re-zoning request from Low Density Residential to Light Industrial is a feasible for this site. We offer this presentation to justify the Client's proposed use and address the concern pertaining to pollution to the existing creek.

The proposed use of Temporary Open Storage- to temporarily park imported, and fully functional, vehicles - raised the environmental concern of possible fluid leakage and seepage into the soil. Although based on the quality of our Client's products we don't anticipate any major issues in that regard, we hereby present that we have engaged discussions with Environmental Engineer firms (Alpha Envirotech Consulting, Inc. - Amy Fu, P.E. *President and Chief Engineer*; and The Blackledge Group – Dawn Blackledge, P.E. *President*) The fees associated range in the Thousands of Dollars and we're advised to acquire a re-zoning approval before incurring these non-refundable costs. Otherwise, it's a further financial risk for the Client.

All the necessary preventative and mitigation reports and measures, will be done by an Environmental Engineer, asrequired by permitting **prior** to any Certificate of Use for the Business.

# Client's Proposed Use – Temporary Open Storage

The Jacksonville Business Client acquired the property to use as Temporary Open storage park for motor vehicles as they await Tags and Title, for wholesale resale. These vehicles are 10 years and younger, from 2012 to 2021. (see videos)

Client has engaged a General Contractor –Clayton Co. Consultants LLC from the onset of this Re-Zoning Request, who is/shall be the Client's representative throughout this entire process. Clayton Co. has a reputable standing with the local municipalities, as well as State and Federal.

Client has engaged Environmental Engineer professionals for the possible SWPP Plan, Environmental reports etc, as per permitting requirement by the COJ and have retain a quote and schedule for their services. However, I believe the Council would agree that it is prudent that the Client receives an approval for re-zoning before incurring any further expenses towards this effort.

At this stage, we respectfully request a recommendation for approval for the Re-zoning of properties from Low Density Residential to Light Industrial, as any other use would just not be cost-effective to the Client.

With the Council's final approval and approximately 2.9 acres (after the set-aside of the Cat2 Wetlands), the Client intends to apply for business/project permits with the assistance of the Engineer and Contractor, as appropriate.

Land Use Amendment L-5644-21C  
Ordinance 2022-082

Current Land Use Map

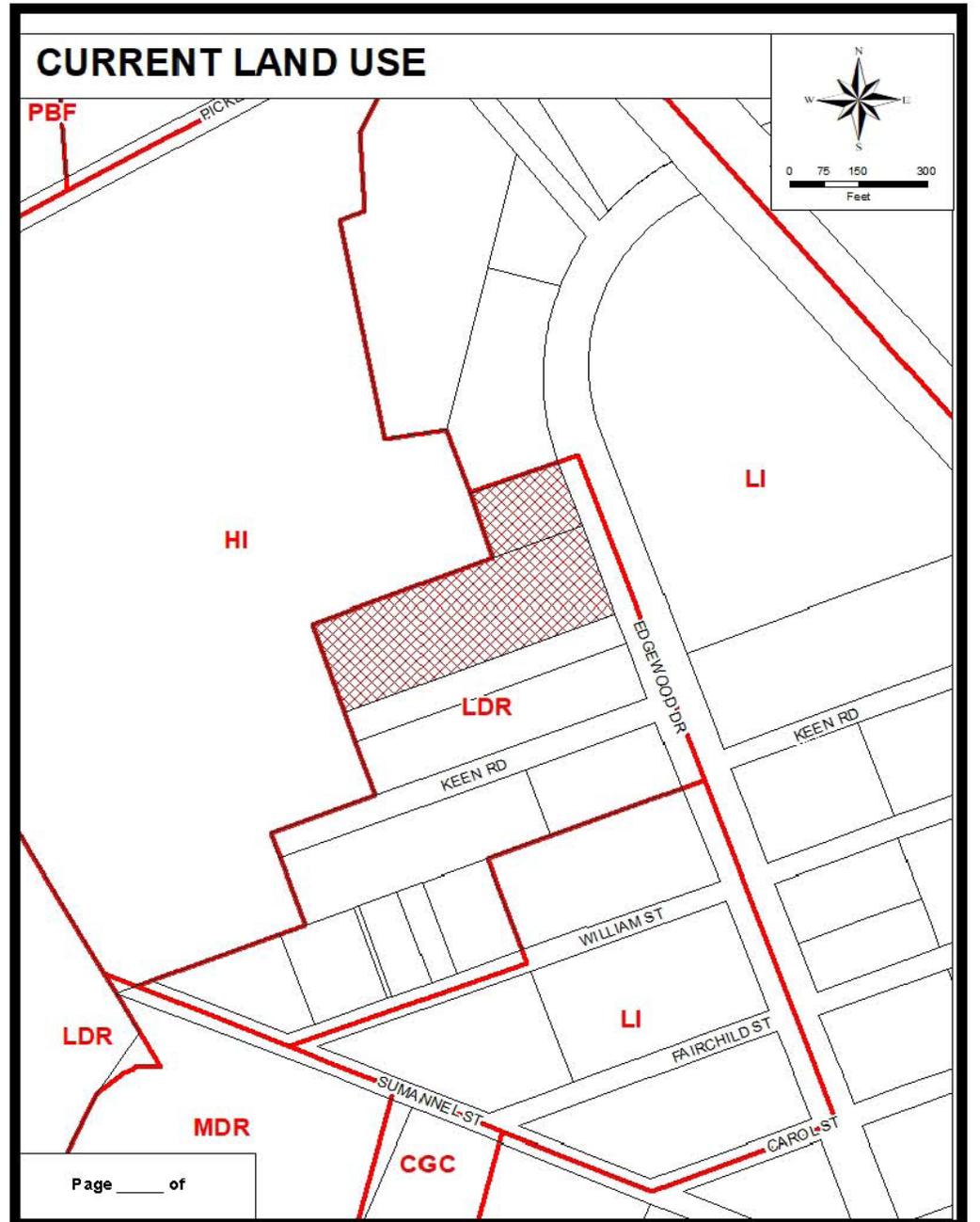
Site Land Use

*Low Density Residential*

Surrounding Land Use

*Low Density Residential (LDR), Light Industrial (LI) and Heavy Industrial (HI)*

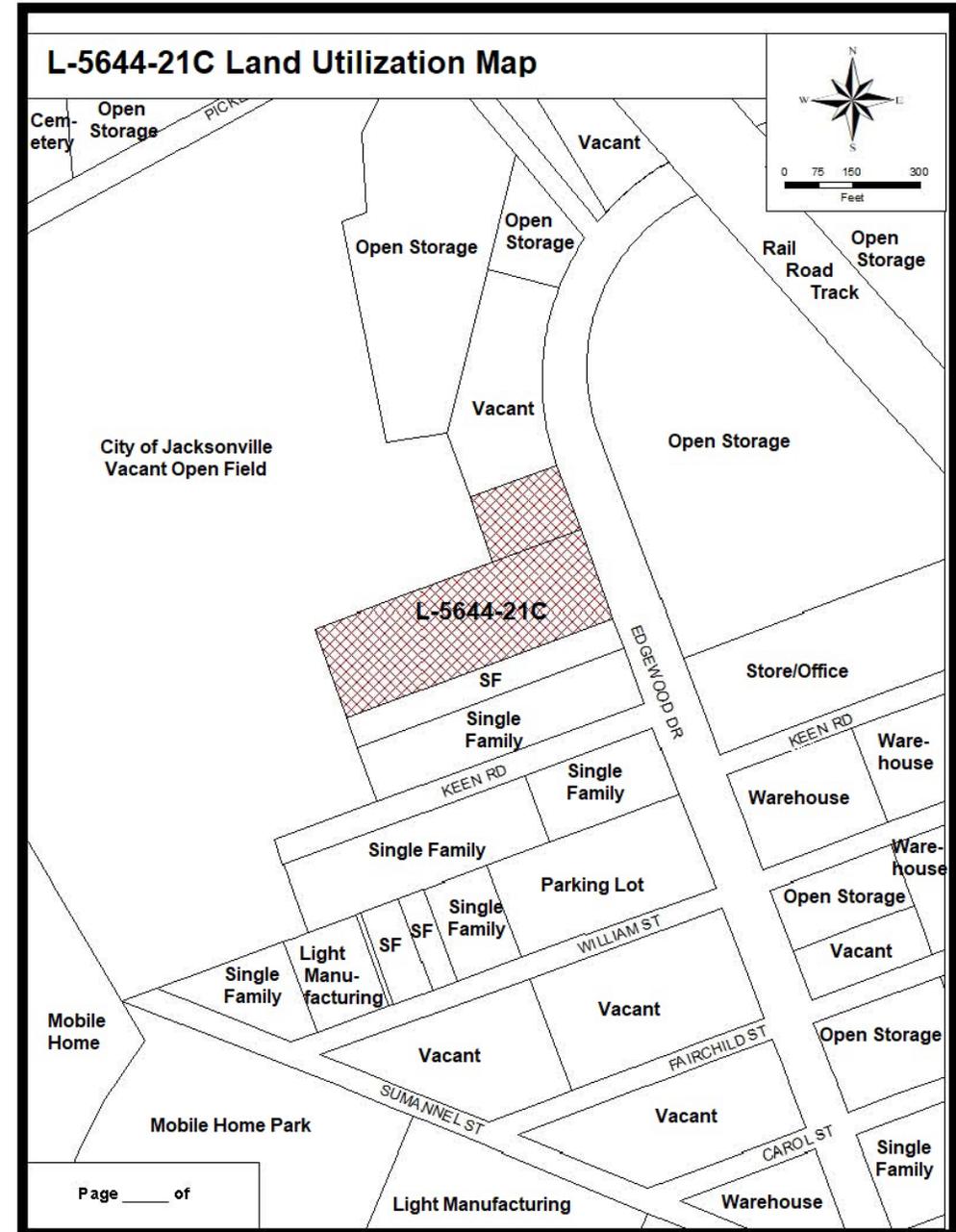
Land Use Amendment L-5644-21C is proposing a Land Use Change from LDR to LI



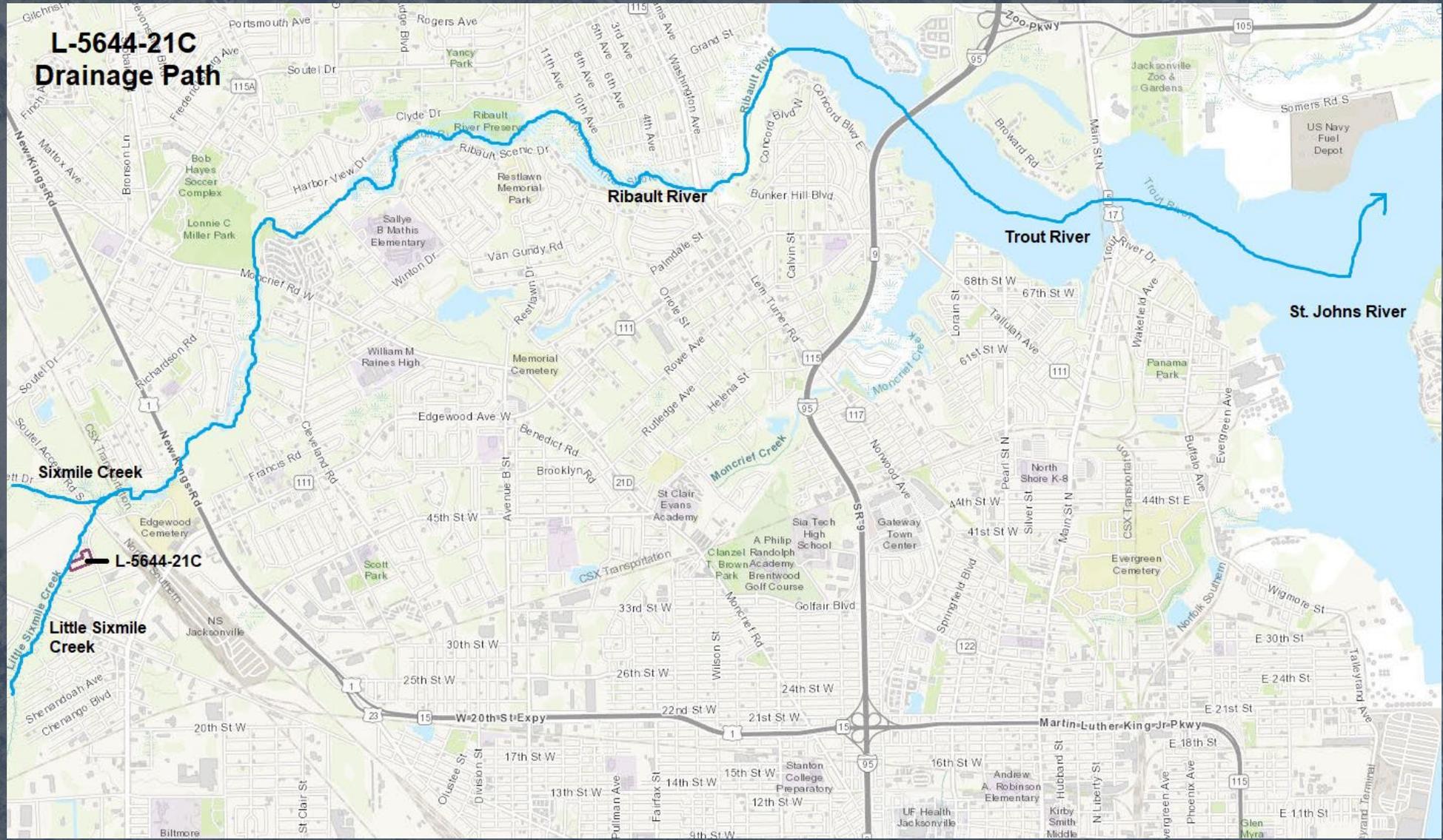
Land Use Amendment L-5644-21C

Ordinance 2022-082

Land Utilization Map



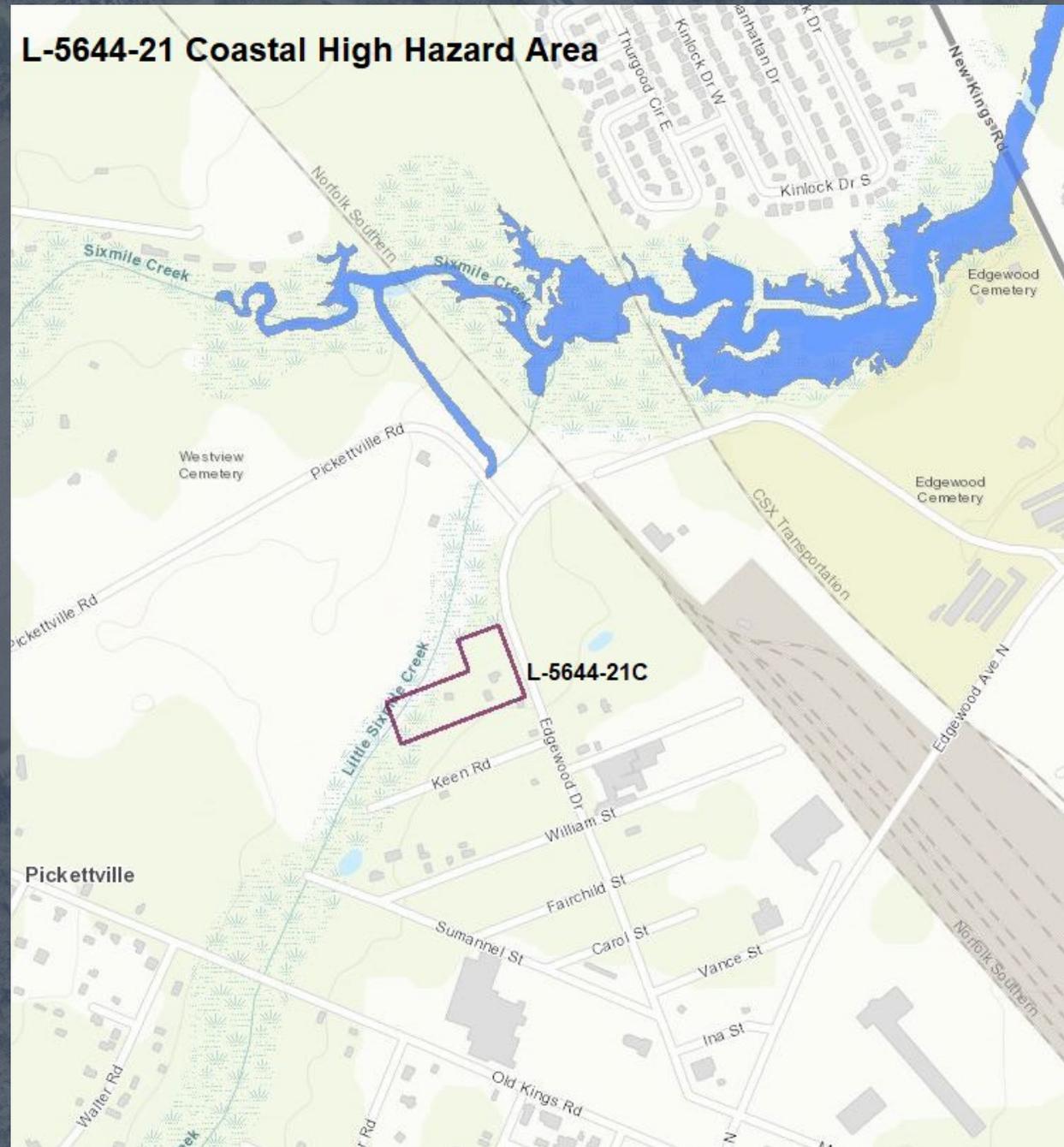
**Land Use**  
**Amendment**  
**L-5644-21C**  
**Ordinance 2022-082**  
**Drainage Path**  
**Map**  
Application Site  
↓  
Little Sixmile Creek  
↓  
Sixmile Creek  
↓  
Ribault River  
↓  
Trout River



**Land Use**  
**Amendment**  
**L-5644-21C**  
**Ordinance 2022-**  
**082**

**Coastal High**  
**Hazard Area**  
**Map**

**L-5644-21 Coastal High Hazard Area**



**Land Use  
Amendment  
L-5644-21C  
Ordinance 2022-  
082**

**Wetlands  
Map**

**Wetland Acreage  
0.88**



Overlook at existing Light Industrial & Heavy Industrial zoned areas.



Overlook at existing Light Industrial & Heavy Industrial zoned areas.





Existing flat area at 4016 Edgewood – approximately 2.15 acres/93,654 sq ft (less the 0.88 acres of Category 2 Wetlands)

Existing flat area at 4044 Edgewood – approximately 0.74 acre/32,250 sq ft



Overlook at existing Light Industrial & Heavy Industrial zoned areas.



Proposed to place into  
Conservation

From the COJ Land use photo, the Category 2 Wetlands shall be Set-aside. This approximately 0.88 acre/ 38,332.8 sq ft area has an impact on the Little Sixmile Creek and therefore shall be offered to place into Conservation.

There will remain approximately 2.9 acres, and enough for the Client's project needs. A Site Survey has already been done by an engineer delineating the boundaries. We anticipate submitting at the permitting phase. (attached)

At this current stage and this meeting we respectfully request the re-zoning approval.

