

# City of Jacksonville, Florida

*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

December 9, 2021

The Honorable Samuel Newby, President  
The Honorable Rory Diamond, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report  
Ordinance No.: 2021-809**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond 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**

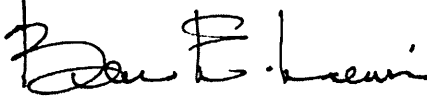
Planning Commission Recommendation: **Approve**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote:	7-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Joshua Garrison	Aye
Dawn Motes	Absent
Jason Porter	Aye

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

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce E. Lewis". The signature is fluid and cursive, with the first name "Bruce" being the most prominent.

Bruce E. Lewis  
City Planner Supervisor – Current Planning Division  
City of Jacksonville - Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7820  
blewis@coj.net

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT OF**

**APPLICATION FOR REZONING ORDINANCE 2021-0809**

**DECEMBER 9, 2021**

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 2021-0809.

***Location:*** 0 & 2626 Firestone Road; between Thurston Road & Wilson Boulevard

***Real Estate Number:*** 012569-0000 & 012570-0000

***Current Zoning District:*** Planned Unit Development (PUD 2005-566-E)

***Proposed Zoning District:*** Public Buildings and Facilities-1 (PBF-1)

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

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

***Applicant/ Owner:*** City of Jacksonville  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202

***Staff Recommendation:*** APPROVE

**GENERAL INFORMATION**

Application for Rezoning Ordinance 2021-0809 seeks to rezone approximately 1.62± acres of a property from Planned Unit Development (PUD 2005-566-E) to Public Buildings and Facilities-1 (PBF-1) in order to allow for the construction of a new fire station. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan.

**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 2030 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 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

**1. *Is the proposed rezoning consistent with the 2030 Comprehensive Plan?***

Yes. The request is for a rezoning from Planned Unit Development (PUD 2005-566-E) to Public Buildings and Facilities-1 (PBF-1). If approved, the proposed rezoning would be consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code. A description of the category is noted below.

**2. *Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?***

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. The site is located within the Community/General Commercial (CGC) land use category, within the Urban Development Area. CGC is a category that is intended to provide for a wide variety of retail goods and services that serve large areas of the City and a diverse set of neighborhoods.

The current CGC land use category and PBF-1 zoning district are appropriate land use and rezoning designations for the proposed development.

**Future Land Use Element**

**Policy 1.2.9**

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

*The property will be serviced by JEA water and sewer. Water connection is readily available along Firestone Road and sewer connection is available along Wilson Boulevard.*

**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.

*Public Services such as a fire station are needed in the Hyde Park/Sweetwater neighborhoods. The subject properties are located near Wilson Boulevard, a minor arterial roadway with direct access to I-295*

**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 to PBF-1 in order to allow for the construction of a new fire station.

**SURROUNDING LAND USE AND ZONING**

The subject site is located on Firestone Road, which is unclassified north of Wilson Boulevard, within the Urban Development Area. This rezoning request would allow for the development of a Fire Station which will be beneficially to the surrounding area. 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>	CGC	CN	Single Family Home
<b>South</b>	CGC	CCG-1	Single Family Home
<b>East</b>	MDR	RMD-D	Apartments
<b>West</b>	LDR	RLD-60	Single Family Homes

It is the opinion of the Planning and Development Department that the requested rezoning to PBF-1 will be consistent and compatible with the surrounding uses.

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on **November 12, 2021** by the Planning and Development Department, the required Notice of Public Hearing signs **were** posted.

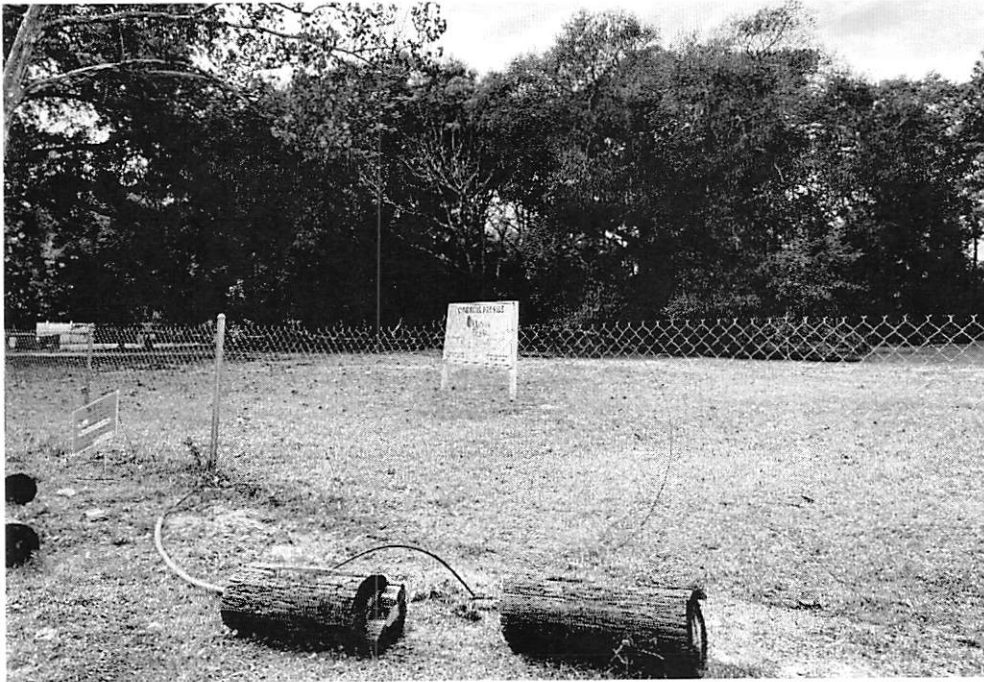


**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2021-0809** be **APPROVED**.



Aerial View



**Subject Property**

*Source: COJ: Planning & Development Department  
Date: 11/12/2021*



**Subject Property**

*Source: COJ: Planning & Development Department  
Date: 11/12/2021*





**Property to the north**

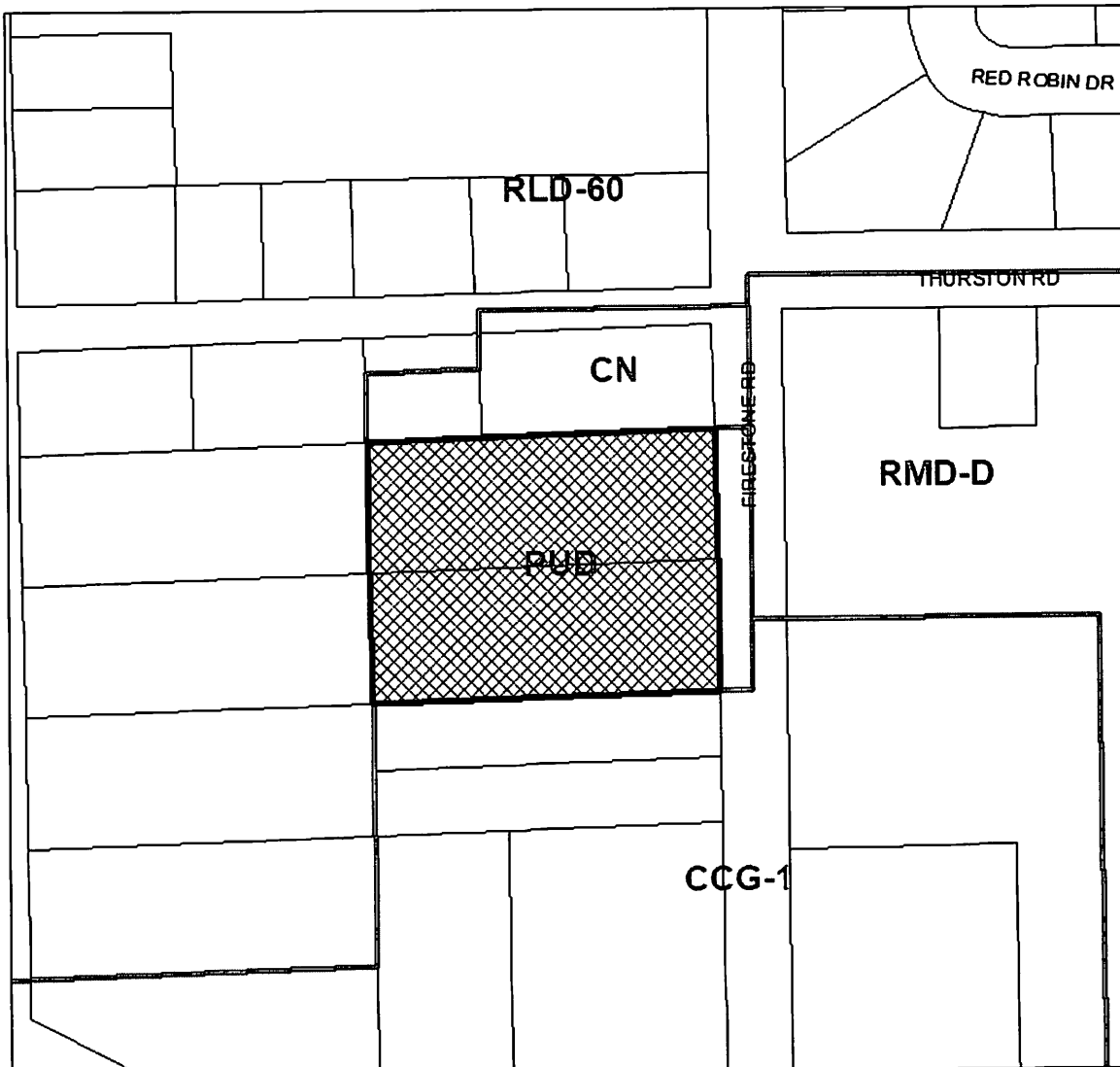
*Source: COJ: planning & Development Department  
Date: 11/12/2021*



**Property to the east**

*Source: COJ: planning & Development Department  
Date: 11/12/2021*





<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM: PUD</b></p> <p><b>TO: PBF-1</b></p>	<p><b>LOCATION MAP:</b></p>	 
<p><b>ORDINANCE NUMBER</b></p> <p><b>ORD-2021-0809</b></p>	<p><b>T-2021-3818</b></p>	<p><b>COUNCIL DISTRICT:</b></p> <p><b>10</b></p> <p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>

## Application For Rezoning To Conventional Zoning District

### Planning and Development Department Info

**Ordinance #** 2021-0809 **Staff Sign-Off/Date** CMQ / 10/20/2021  
**Filing Date** 11/09/2021 **Number of Signs to Post** 1  
**Hearing Dates:**  
**1st City Council** 12/14/2021 **Planning Commission** 12/09/2021  
**Land Use & Zoning** 01/04/2022 **2nd City Council** N/A  
**Neighborhood Association** CEDAR HILLS ESTATE HOA; SWEETWATER CHURCH OF CHRIST  
**Neighborhood Action Plan/Corridor Study**

### Application Info

**Tracking #** 3818 **Application Status** PENDING  
**Date Started** 10/04/2021 **Date Submitted** 10/04/2021

### General Information On Applicant

**Last Name** JACKSONVILLE **First Name** CITY OF **Middle Name**  
**Company Name**  
 CITY OF JACKSONVILLE  
**Mailing Address**  
 214 NORTH HOGAN STREET, SUITE 300  
**City** JACKSONVILLE **State** FL **Zip Code** 32202  
**Phone** 9042557800 **Fax** **Email** COMMUNITYPLANNING@COJ.NET

### General Information On Owner(s)

Check to fill first Owner with Applicant Info

**Last Name** JACKSONVILLE **First Name** CITY OF **Middle Name**  
**Company/Trust Name**  
 CITY OF JACKSONVILLE  
**Mailing Address**  
 214 NORTH HOGAN STREET, SUITE 300  
**City** JACKSONVILLE **State** FL **Zip Code** 32202  
**Phone** 9042557800 **Fax** **Email** COMMUNITYPLANNING@COJ.NET

### Property Information

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)** 2005-0566

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 012569 0000	10	4	PUD	PBF-1
Map 012570 0000	10	4	PUD	PBF-1

Ensure that RE# is a 10 digit number with a space (##### #)

**Existing Land Use Category**

CGC

**Land Use Category Proposed?**

**If Yes, State Land Use Application #**

**Total Land Area (Nearest 1/100th of an Acre)** 1.62

**Justification For Rezoning Application**

CONSTRUCT COJ FIRE STATION # 75

**Location Of Property**

**General Location**

<b>House #</b>	<b>Street Name, Type and Direction</b>	<b>Zip Code</b>
0	FIRESTONE RD	

**Between Streets**

THURSTON RD and WILSON BLVD

**Required Attachments For Formal, Complete application**

The following items must be attached to each application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below for inclusion of information required.

**Exhibit 1**  A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.

**Exhibit A**  Property Ownership Affidavit - Notarized Letter(s).

**Exhibit B**  Agent Authorization - Notarized letter(s) designating the agent.

**Supplemental Information**

Supplemental Information items are submitted separately and not part of the formal application

One copy of the Deeds to indicate proof of property ownership.

**Public Hearings And Posting Of Signs**

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING**. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

**Application Certification**

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

**Filing Fee Information**

- 1) Rezoning Application's General Base Fee:** \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof**  
**1.62 Acres @ \$10.00 /acre:** \$20.00
- 3) Plus Notification Costs Per Addressee**  
**29 Notifications @ \$7.00 /each:** \$203.00
- 4) Total Rezoning Application Cost:** \$0.01

**NOTE: Advertising Costs To Be Billed to Owner/Agent**