

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2020-0285

JULY 23, 2020

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 **2020-0285**.

Location: 12250 Normandy Boulevard (SR 228)
Between POW-MIA Memorial Parkway and Cecil
Commerce Center Parkway

Real Estate Number: 002185-0000

Current Zoning District: Planned Unit Development (PUD-2007-0847)

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

Current Land Use Category: Residential Rural (RR)

Proposed Land Use Category: Community / General Commercial (CGC)

Applicant/Agent: T.R. Hainline, Esq.
Rogers Towers, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207

Owners: Trust No. 12550
GSD Ventures, LLC
9799 Old St. Augustine Road
Jacksonville, Florida 32257

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2019-0285** seeks to rezone 14.71 ± acres of property from Planned Unit Development (PUD) to Commercial Community/General-1 (CCG-1). The existing PUD only allowed for a pet boarding and daycare facility, and the rezoning is being sought in order to allow for the property to be developed for additional commercial uses.

The property is located in the Residential Rural (RR) Land Use Category within the Suburban Development Area of the Future Land Use Element of the 2030 Comprehensive Plan. There is a

companion Land Use Amendment (2020-0284) requesting to change the Land Use from RR to CGC.

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 14.71 acre subject property is located along the south side of Normandy Boulevard (SR-228) between POW-MIA Memorial Parkway and Cecil Commerce Center Parkway. The applicant is proposing a rezoning application from Planned Unit Development (PUD) to Community/Commercial General - 1 (CCG-1). Principal uses within the CGC land use category include uses such as, commercial retail sales and service establishments, restaurants, hotels and motels, multi-family dwellings, and filling stations.

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

Yes. The proposed rezoning furthers the following goals, objectives, and policies of the 2030 Comprehensive Plan:

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.

The surrounding area along Normandy Boulevard is comprised of a mix of old and new commercial and industrial areas. The proposed commercial district would be consistent with the surrounding types of uses and would be served by both the Normandy Boulevard Major Arterial Highway, as well as the newly completed Cecil Commerce Center Limited Access Highway.

Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which

will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

The proposed rezoning will allow for the development of a vacant piece of property to be built out with commercial uses which will help sustain the viability of the surrounding area as a mixture of both commercial and industrial uses.

Airport Environment Zone

The site is located within the 150 foot and 50 foot Height and Hazard Zones for Cecil Airport. Zoning will limit development to a maximum height of less than 150' and 50', respectively, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Industrial Sanctuary

The subject property is located in an area identified on the Industrial Preservation Map (Map L-23) as "Industrial Sanctuary". Industrial uses are crucial to the long term economic well-being of the City and these areas are presumed to be appropriate for land use map amendments to industrial categories, subject to FLUE Objective 3.2 and supporting policies as well as other applicable objectives and policies. The Industrial Sanctuary Zone is defined as a distinct geographical area predominately consisting of industrial uses and zoning districts and strategically located for future expansion and economic development. It should be noted that while the proposed amendment is not to an industrial category, CGC offers opportunities to provide services that will support nearby industrial.

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

No. The proposed rezoning will not be in conflict with any portion of the City's land use regulations.

SURROUNDING LAND USE AND ZONING

The subject property is located along Normandy Boulevard which is comprised of a mix of industrial, commercial, and residential uses. The Surrounding Land Use and Zoning Categories are as followed:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	RR	RR-Acre	Vacant Residential
East	MU	PUD	Vacant Governmental
South	MU	PUD	Vacant Governmental
West	CGC	CCG-1	Vacant Commercial

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on July 7, 2020 by the Planning and Development Department, the required Notice of Public Hearing signs were posted.



Source: Planning and Development Department
Date: July 7, 2020

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2020-0285** be **APPROVED**.



Aerial

Source: JaxGIS
Date: July 7, 2020



View of the Subject Property

Source: Planning and Development Department

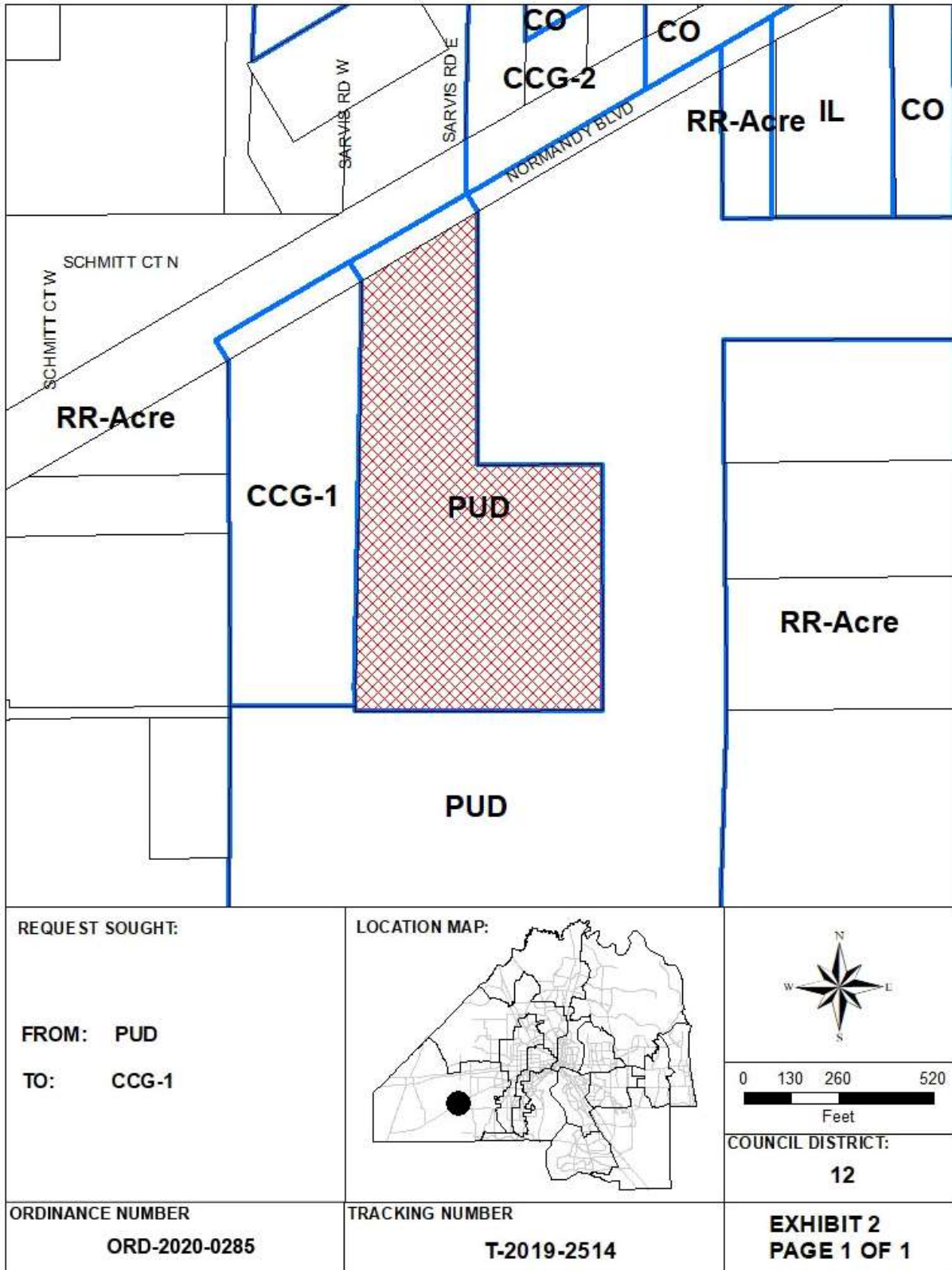
Date: July 7, 2020



View of the neighboring property across Normandy Boulevard.

Source: Planning and Development Department

Date: July 7, 2020



Source: JaxGIS
Date: July 7, 2020