

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

October 21, 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.: 2021-646**

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**

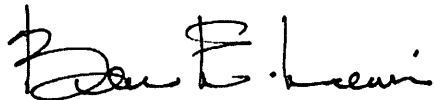
Planning Commission Recommendation: **Approve**

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 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
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2021-646

OCTOBER 7, 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 **2021-646**.

Location: 5611 St Augustine Road; between Powers Avenue and Ballard Oaks Road

Real Estate Numbers: 147729-0005 (FKA 147731-0000 & 147729-0000)

Current Zoning District: Industrial Business Park (IBP)

Proposed Zoning District: Industrial Light (IL)

Current Land Use Category: Business Park (BP)

Proposed Land Use Category: Light Industrial (LI)

Planning District: Southeast, District 3

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

Owner Gent and Sulejman Gallaj
4149 St Augustine Road
Jacksonville, FL 32207

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2021-646** seeks to rezone a parcel, approximately 1.24 acres in size, from the IBP to the IL zoning district in order to use a vacant property for the storage or trucks for current business and allow for future office development. The owners of the property run GSG Transportation LLC at 4149 St Augustine Road, which is a freight shipping and trucking company in Jacksonville. The subject property is located less than a mile south of the company's existing office. The area immediately surrounding the subject property is residential and industrial in nature.

There is a companion Small Scale Land Use Amendment, L-5582-21C (Ord. 2021-645) requesting that the subject property be changed from Business Park (BP) to Light Industrial (LI). The Department is recommending approval of that amendment.

Pine Forest Neighborhood Plan (June 1978)

The subject property is located within the Pine Forest Neighborhood Plan area. The plan does not identify the subject site within the plan but it does mention that at the time of the plan (1978) the Powers Avenue area was undergoing a light industrial transformation. However, due to the age of the plan, it is recommended that suggestions of the site be referred to the Southeast Jacksonville Vision Plan.

Southeast Jacksonville Vision Plan

The subject property lies within the boundary of the Southeast Jacksonville Vision Plan. The property is located in the suburban zone, identified in the plan, as well as the Pine Forest Neighborhood area. The plan under “Guiding Principle Four” is to provide for economic growth. In addition, the Vision Plan stipulates promoting redevelopment and infill.

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 zoning district change from IBP to IL. Concurrently there is a land use application to change the land use category from BP to LI. The applicant would like to use the property for their transportation business, which requires an industrial zoning with an industrial land use category. If the land use application is approved, then the rezoning would be consistent with the land use category.

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's Future Land Use Element:

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 subject property is located within the "Industrial Situational Compatibility" Zone. "Industrial Sanctuary" and "Industrial Situational Compatibility" Zones are areas identified on the Industrial Preservation Map (Map L-23) of the Future Land Use Map series of the Future Land Use Element of the 2030 Comprehensive Plan as strategically located industrial lands for future industrial expansion and economic development. By allowing the rezoning and LUA a local business owner can expand his current business.

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 pending approval of the Land Use Companion Application L-5582-21C (Ord. 2021-645).

SURROUNDING LAND USE AND ZONING

The subject property is located south of Powers Avenue in the Pine Forest Neighborhood. The property is located in the southeastern quadrant of the intersection of St Augustine Road, which is classified as a minor arterial roadway, and Powers Avenue, an unclassified roadway.

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LI	IL	Gas Station with convenience store
East	BP	IBP	Warehouse
South	BP	IBP	Warehouse
West	LDR	RLD-60	Single Family Dwellings

Building trades offices and warehouse uses are located to the north, south, and east of the site, with some single-family uses to the west across St Augustine Road.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on September 16, 2021, 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 **2021-646** be **APPROVED**.



Aerial



Subject Property

*Source: COJ, Planning & Development Department
Date: 09/16/2021*



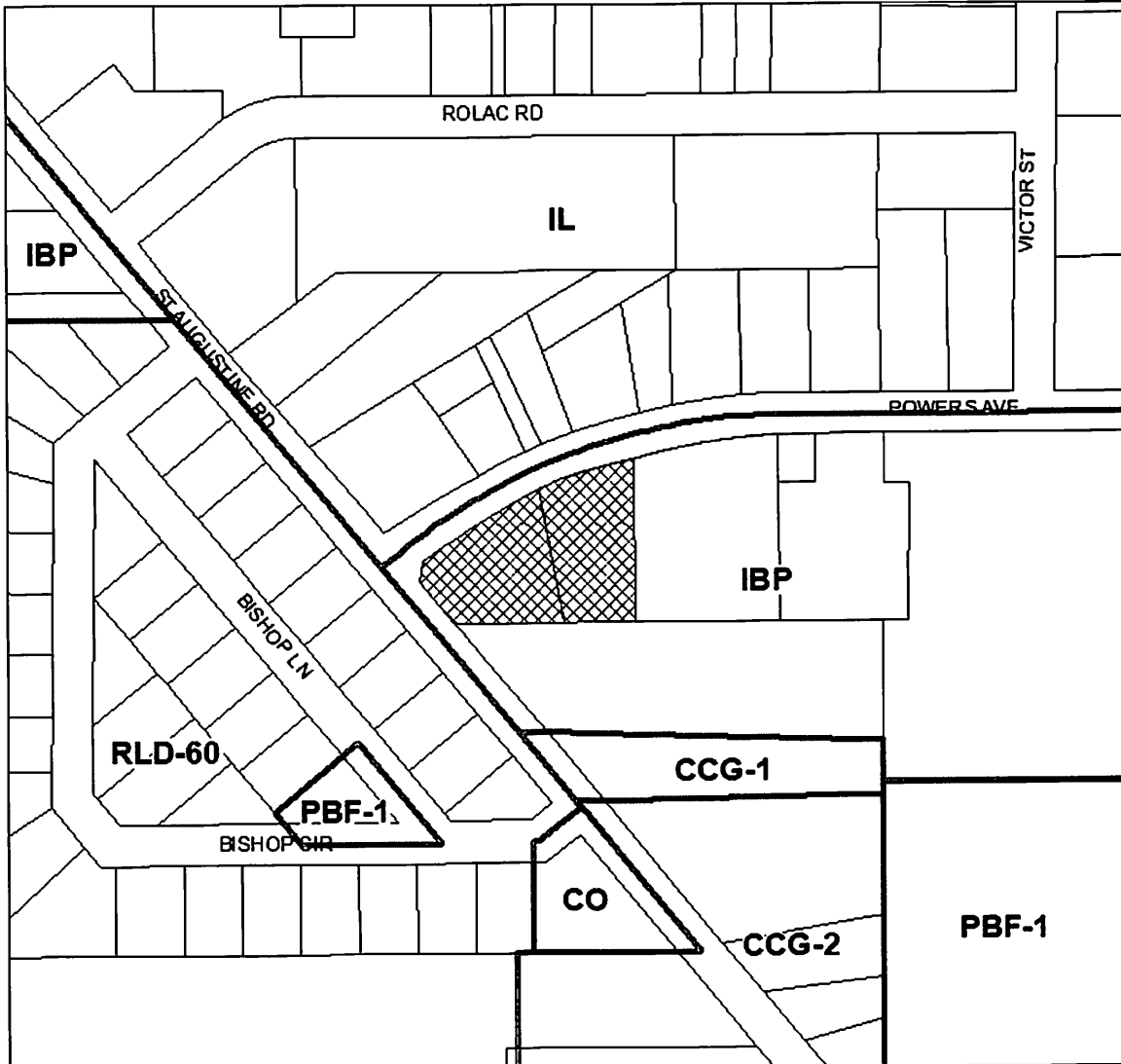
Property to the east

*Source: COJ, Planning & Development Department
Date: 09/16/2021*



Property to the north

*Source: COJ, Planning & Development Department
Date: 09/16/2021*



<p>REQUEST SOUGHT:</p> <p>FROM: IBP</p> <p>TO: IL</p>	<p>LOCATION MAP:</p>	
<p>ORDINANCE NUMBER ORD-2021-0646</p>	<p>TRACKING NUMBER T-2021-3598</p>	<p>COUNCIL DISTRICT: 5</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2021-0646 **Staff Sign-Off/Date** CMQ / 07/21/2021
Filing Date 09/14/2021 **Number of Signs to Post** 3
Hearing Dates:
1st City Council 10/12/2021 **Planning Commission** 10/07/2021
Land Use & Zoning 10/19/2021 **2nd City Council** 10/26/2021
Neighborhood Association
Neighborhood Action Plan/Corridor Study PINE FOREST NP 1979

Application Info

Tracking # 3598 **Application Status** PENDING
Date Started 06/15/2021 **Date Submitted** 06/16/2021

General Information On Applicant

Last Name TRIMMER **First Name** CYNDY **Middle Name**
Company Name
 DRIVER, MCAFFEE, HAWTHORNE AND DIEBENOW, PLLC
Mailing Address
 1 INDEPENDENT DRIVE, SUITE 1200
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9048070185 **Fax** 904 **Email** CKT@DRIVERMCAFFEE.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name GALLAJ **First Name** GENT **Middle Name**
Company/Trust Name
Mailing Address
 4149 ST AUGUSTINE ROAD
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043011269 **Fax** **Email**

Last Name GALLAJ **First Name** SULEJMAN **Middle Name**
Company/Trust Name
Mailing Address
 4149 ST AUGUSTINE ROAD
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone **Fax** **Email**

9043011269

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 147731 0000	5	3	IBP	IL
Map 147729 0000	5	3	IBP	IL

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

Existing Land Use Category

BP

Land Use Category Proposed?

If Yes, State Land Use Application #

5582

Total Land Area (Nearest 1/100th of an Acre) 1.24

Justification For Rezoning Application

APPLICANTS SEEK TO REZONE THE PROPERTY TO ALLOW FOR STORAGE OF TRUCKS FOR THEIR BUSINESS WHILE ALLOWING FOR FLEXIBILITY TO DEVELOP BUSINESS OFFICE USES IN THE FUTURE.

Location Of Property

General Location

SOUTHEAST CORNER OF ST AUGUSTINE RD AND POWERS AVE

House #	Street Name, Type and Direction	Zip Code
5611	ST AUGUSTINE RD	32207

Between Streets

POWERS AVE and BALLARD OAKS RD

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

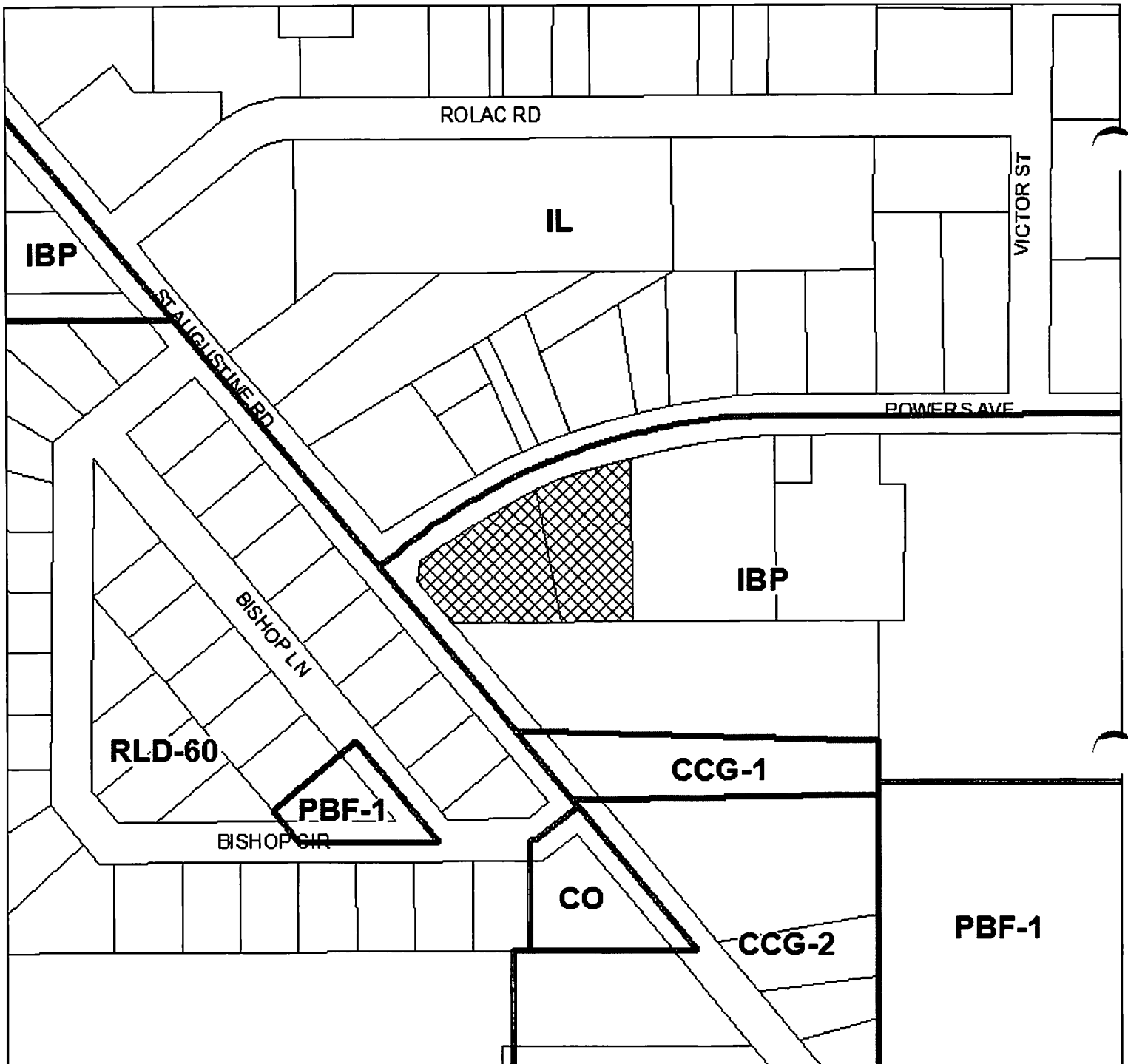
- 1) Rezoning Application's General Base Fee: \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof
1.24 Acres @ \$10.00 /acre: \$20.00
- 3) Plus Notification Costs Per Addressee
37 Notifications @ \$7.00 /each: \$259.00
- 4) Total Rezoning Application Cost: \$2,279.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

LEGAL DESCRIPTION

June 15, 2021

LOTS 10, 11 AND 12, WORTH'S INDUSTRIAL TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 18, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; LESS AND EXCEPT THOSE LANDS DEEDED TO THE CITY OF JACKSONVILLE IN O.R. BOOK 6735, PAGE 1960.

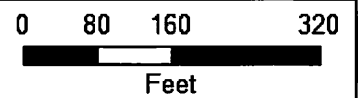
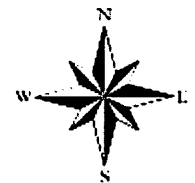
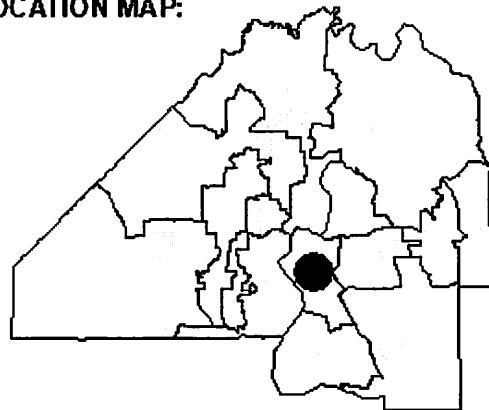


REQUEST SOUGHT:

FROM: IBP

TO: IL

LOCATION MAP:



COUNCIL DISTRICT:

5

TRACKING NUMBER

T-2021-3598

**EXHIBIT 2
PAGE 1 OF 1**



Availability Letter

Krista Burby

6/30/2021

Driver, McAfee, Hawthorne & Diebenow

One Independent Drive, Suite 1200

Jacksonville, Florida 32202

Project Name: 5611 St Augustine Road

Availability #: 2021-2916

Attn: Krista Burby

Thank you for your inquiry regarding the availability of Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability
Number: 2021-2916

Request
Received On: 6/29/2021

Availability
Response: 6/30/2021

Prepared by: Sigrid Duncan

Expiration Date: 06/30/2023

Project

Information

Name: 5611 St Augustine Road

Address: 5611 ST AUGUSTINE RD, JACKSONVILLE, FL 32207

County: Duval County

Type: Sewer,Water

Requested Flow: 1725

Parcel Number: 147731 0000

Location: SOUTHEAST CORNER OF ST AUGUSTINE ROAD AND POWERS AVENUE

Description: Rezoning for outdoor storage/business offices (includes RE no. 147729-0000)

Potable Water

Connection

Water
Treatment Grid: North Grid

Connection
Point #1: Existing 16-inch water main within Powers Ave ROW.

Connection
Point #2:

Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

Water Special
Conditions: For the estimated cost of connecting to the JEA system request a special estimate through Sages Step 2 after having acquired approved plans from JEA Development. Plans must be signed and sealed by a licensed engineer. See JEA Design Guidelines for general plan submission requirements

https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/.

Sewer

Connection



Sewer Grid: Buckman

Connection
Point #1: Existing 4-inch force main within Powers Ave ROW.

Connection
Point #2:

Sewer Special
Conditions:

Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Request a force main connection pressure letter through the JEA Sages program by entering your availability number and accessing the project portal. If needed, a development meeting can be scheduled prior to submitting a plan set. Request development meeting through the JEA Sages program by entering your availability number and accessing the project portal. Development Meeting, Force Main Connection Pressure Letter and Plan Submittal requests can be made within Step 2 of the project portal.

Reclaimed

Water

Connection



Reclaim Grid:

Connection
Point #1:

Connection
Point #2:

Reclaim Special
Conditions:

Electric

Availability:

Electric Special The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per Conditions: JEA's most current Rules and Regulations.

General

Conditions:

