



MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Scott Morgan, Interim City Manager

THRU: Lisa Frazier, AICP, Growth Management Director

DATE: April 3, 2025

RE: Ordinance 2025-14, rezoning property, located in the vicinities south of Foundation Park Boulevard and west of Babcock Street, from RS-2 (Single-Family Residential District) to LI (Light Industrial and Warehousing District) (15.4 acres) (CPZ24-00007, Foundation Park Future Investments, LLC), final reading. (Quasi-Judicial Proceeding)

SUMMARY:

A public hearing is to be held on the above subject ordinance and the caption read for the second and final time at tonight's Council meeting. As directed by the City Council at the Regular Council Meeting of March 20, 2025, the proposed ordinance includes the condition as accepted by the applicant.

The applicant is requesting a Rezoning from RS-2, Single Family Residential to LI, Light Industrial and Warehousing for the southernmost 15.4 acres of a 36-acre parcel. This amendment would bring the entire 36-acre parcel into the same zoning district to allow for the proposed development of a tree and landscape recycling facility. The applicant states that this tract will not be utilized for the proposed facility operations but must be under the same land use and zoning so it can be utilized for wetland preservation and stormwater management with St Johns River Water Management District. The applicant is willing to make this a condition of approval.

The northern 20.6 acres of this property was part of a city-initiated large scale map amendment and rezoning in 2001 (Ordinance 2001-67), which included a contiguous 67-acres along the Foundation Park Blvd SE corridor. This amendment was the result of the city's efforts to create and enhance commercial and industrial corridors throughout the City, in accordance with the goals established in the City's Comprehensive Plan.

In 2021, the current applicant was granted a textual amendment to establish a tree and landscaping recycling facility as a conditional use within the Light Industrial and Warehousing District (Ordinance 2021-67). This textual amendment also provided a set of specific site plan criterion which is detailed in Section 174.048 of the Code of Ordinances.

Staff has reviewed the factors of analysis for Rezoning applications and has determined that the applicant is compliant with all applicable items.

This application is accompanied by a map amendment request (CP24-00011) for the 15.4 acres, from LDR, Low-Density Residential to IND, Industrial and a request for a Conditional Use (CU24-00008).

REQUESTING DEPARTMENTS:

Growth Management

STAFF RECOMMENDATION

Approval

Planning & Zoning Board Recommendation:

Planning and Zoning Board minutes are not fully transcribed at this time; the following is an excerpt:

Motion by Mr. Filiberto, **Seconded** by Mr. Warner to submit Case CPZ24-00007 to the City Council for approval.

Result: Failed 2 to 2

Aye: Warner, Filiberto

Nay: Karaffa, McNally

Abstain: None

ATTACHMENTS:

1. CPZ24-00007 Staff Report Revised
2. CPZ24-00007 Survey
3. CPZ24-00007 Site Sketch
4. CPZ24-00007 Factors of Analysis
5. CPZ24-00007 Citizen Participation Report
6. CPZ24-00007 Narrative
7. CPZ24-00007 Application
8. CPZ24-00007 Letter of Authorization
9. CPZ24-00007 Legal Acknowledgement
10. CPZ24-00007 Legal Ad
11. CPZ24-00007 Applicant Handouts
- 11a. CPZ24-00007 Applicant Handouts
12. CPZ24-00007 Citizen Presentation
13. CPZ24-00007 Citizen Handout
14. CPZ24-00007 Ordinance

Honorable Mayor and Members of the City Council

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