

Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: **There were no speakers in opposition. Mark McManus, Military Representative, indicated the parcel is within the Lighting Regulation Zone of Outlying Field Whitehouse and suggested the above condition be added to the PUD. One Commissioner preferred to see some of the uses removed, felt they were too broad. Otherwise, the Commissioners agreed the use was appropriate at that location.**

Planning Commission Vote:	6-0
Alex Moldovan, Chair	Aye
Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
David Hacker	Aye
Morgan Roberts	Aye

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

Sincerely,



Bruce E. Lewis
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2023-165 TO
PLANNED UNIT DEVELOPMENT

SEPTEMBER 7, 2023

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 **2023-165** to Planned Unit Development.

Location: 8385 Ramona Boulevard West, between Hammond Boulevard and Estates Cove Road

Real Estate Number: 007142-0000

Current Zoning District: Commercial Neighborhood (CN)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Neighborhood Commercial (NC)

Proposed Land Use Category: Light Industrial (LI)

Planning District: District 5 – Northwest

Applicant: Chris Hagan
The Southern Group
208 N. Laura Street Suite 710
Jacksonville, Florida 32202

Applicant: David Kerr
Kerr David E Et Al
8417 Ramona Boulevard
Jacksonville, Florida 32221

Staff Recommendation: DENY

GENERAL INFORMATION

Application for Rezoning Ordinance **2023-0165** seeks to rezone 2.16± acres of land from Commercial Neighborhood (CN) to Planned Unit Development (PUD). The subject property is located near the intersection of Ramona Boulevard West and Hammond Boulevard. The subject

property is currently being used for an industrial business and outdoor storage yard, which is not permitted in the Commercial Neighborhood Zoning District.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(A) Is the proposed zoning district consistent with the 2045 Comprehensive Plan?

No. The Planning and Development Department finds that the subject property is located in the Neighborhood Commercial (NC) 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 2045 Comprehensive Plan. However, there is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series **L-5776-23C (Ordinance 2023-164)** that seeks to amend the portion of the site that is within the Neighborhood Commercial (NC) land use category to Light Industrial (LI). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5776-23C be **denied**. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2045 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

LI is a category which provides for the location of industrial uses which have fewer objectionable impacts than Heavy Industrial (HI) on residential areas such as noise, odor, toxic chemical and wastes. Site access to roads classified as collector or higher on the Highway Functional Classification Map is preferred.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?

No. This proposed rezoning to Planned Unit Development is **inconsistent** with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

Policy 1.1.9 Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

The proposed PUD does not present any innovative site planning or smart growth techniques. The Written Description includes uses found in the Industrial Business Park (IBP) and Industrial Light (IL) Zoning Districts. These uses have the potential to create adverse impacts to the residential subdivision to the south across Ramona Boulevard.

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2045 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Neighborhood Commercial (NC). There is a companion Application for Small Scale Land Use Amendment to the Future Land use Map Series L-5776-23C (Ordinance 2023-164) that seeks to amend the portion of land that is within the Neighborhood Commercial (NC) land use category to Light Industrial (LI). The Planning and Development Department finds that the proposed PUD is **inconsistent** with the 2045 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for an industrial yard for outdoor storage of materials and vehicles. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2045 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is inconsistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The streetscape: Along Ramona Boulevard are ½ acre single family lots, retention pond and single family subdivisions. The outside storage of materials and vehicles will introduce a streetscape that is not in keeping with the residential character of Ramona Boulevard.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The subject property is located on the south side of Interstate 10, near the intersection of Ramona Boulevard and Hammond Boulevard. This section of Ramona Boulevard is predominantly single-family dwellings, along with some commercial uses including retail and office space. Currently, materials, vehicles and Staff is recommending
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR LI	RLD-60 IBP	Single family dwellings I-10, Lodge
South	LDR	RLD-60	Single family dwellings
East	NC CGC	CN PUD (98-929)	Office, commercial retail Warehouses
West	LDR	RLD-60	Retention pond

(6) Intensity of Development

The proposed development is inconsistent with the Light Industrial (LI) functional land use category as a outdoor storage yard. The PUD is inappropriate at this location because of the adjacent residential uses and the lack of sufficient screening for the proposed industrial use

- The amount and type of protection provided for the safety, habitability and privacy of land uses both internal and external to the proposed PUD: The PUD written description will install a six foot high chain-link fence with slats around the east, west and south sides of the property. This fence with slats is does not provide sufficient opacity to screen the operation from adjacent residential neighbors.

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The Transportation Planning Division indicates that Ramona Blvd. West is operating a 26% capacity.

(7) Usable open spaces plazas, recreation areas.

The project is not required to provide a recreation area or open space.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

The site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2045 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on September 7, 2023, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2023-165** be **DENIED**:

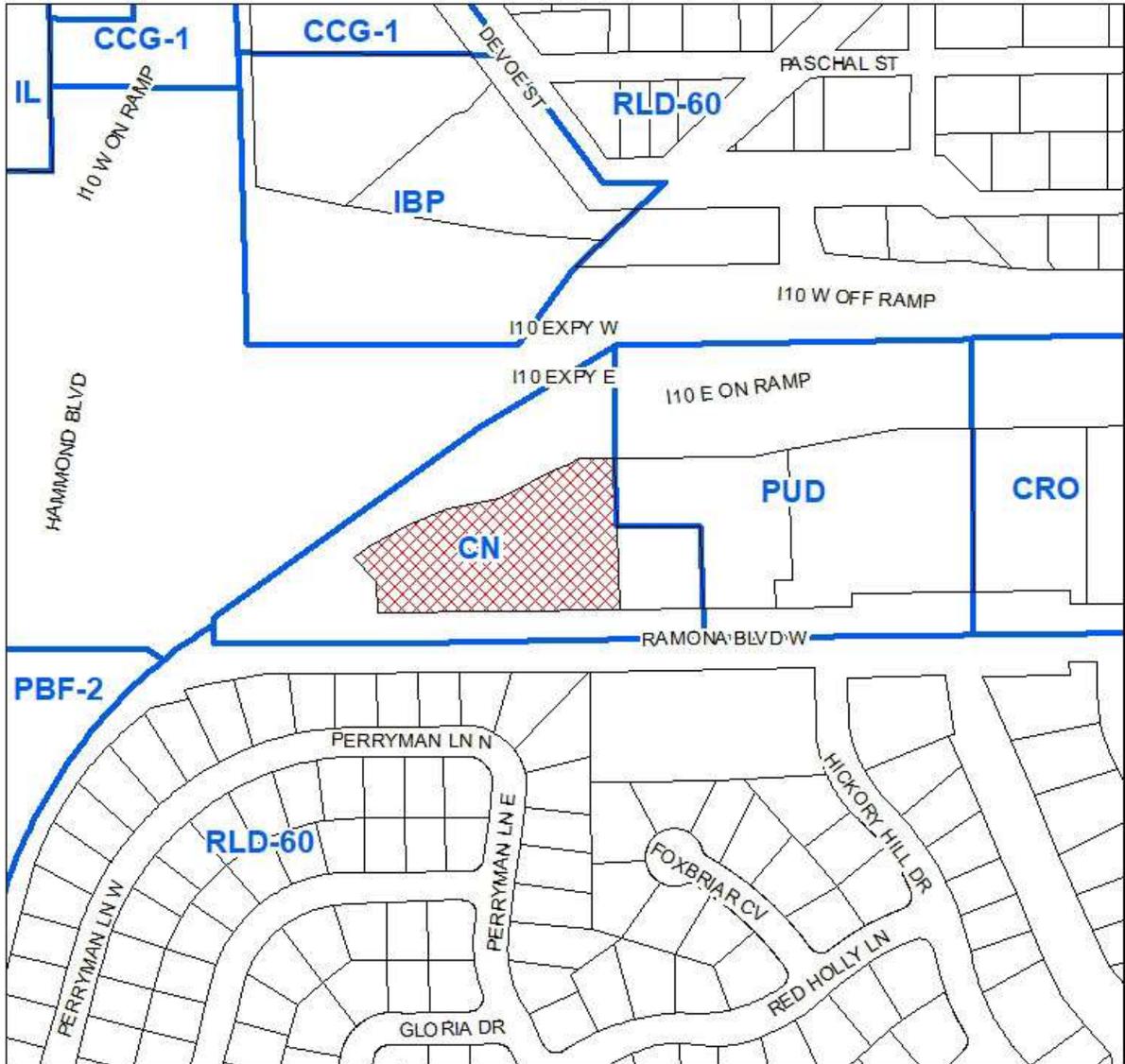
1. The original legal description dated October 27, 2022.
2. The original written description dated August 4, 2023.
3. The original site plan dated August 4, 2023.



Aerial view of subject property



View along Ramona Blvd with residential subdivision across street



<p>REQUEST SOUGHT:</p> <p>FROM: CN</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	
<p>ORDINANCE NUMBER</p> <p>ORD-2023-0165</p>	<p>TRACKING NUMBER</p> <p>T-2022-4609</p>	<p>COUNCIL DISTRICT:</p> <p>12</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>