



A NEW DAY.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

Planning Department  
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September 4, 2025

The Honorable Kevin Carrico  
The Honorable Joe Carlucci, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report**  
**Ordinance No.: 2025-0587**

Dear Honorable Council President Carrico, Honorable Council Member and LUZ Chairperson Carlucci 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 Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

Planning Commission Commentary: There were no speakers in opposition and little discussion amongst the commissioners.

Planning Commission Vote: **7-0**

Mark McGowan, Chair	Aye
Mon'e Holder, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Aye
Charles Garrison	Aye
Ali Marar	Aye
Dorothy Gillette	Aye
D.R. Repass	Absent

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Erin L. Abney', with a stylized, flowing script.

**Erin L. Abney, MPA**

Chief, Current Planning Division  
Planning Department  
214 North Hogan Street, 3<sup>rd</sup> Floor  
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(904) 255-7817; EAbney@coj.net

**REPORT OF THE PLANNING DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2025-0587**

**SEPTEMBER 4, 2025**

The Planning Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2025-0587**.

<b><i>Location:</i></b>	7046 and 7059 Romona Boulevard Between I-295 and Faith Memorial Drive
<b><i>Real Estate Number(s):</i></b>	007515-0000 and 007485-0000 (portion)
<b><i>Current Zoning District(s):</i></b>	Residential Medium Density-D (RMD-D)
<b><i>Proposed Zoning District(s):</i></b>	Commercial/Community General-2 (CCG-2) (21.78 acres) and Conservation (CSV) (12.70 acres)
<b><i>Current Land Use Category:</i></b>	Medium Density Residential (MDR)
<b><i>Proposed Land Use Category:</i></b>	Community/General Commercial (CGC) and Conservation (CSV)
<b><i>Planning District:</i></b>	Northwest, District 5
<b><i>Council District:</i></b>	District 9
<b><i>Applicant/Agent:</i></b>	John Wesley Wallace Smith Hulsey and Busey, 1 Independent Drive, Suite 3300, Jacksonville, FL 32202
<b><i>Owner:</i></b>	Robert Sieban RMFM RE LLC 7007 88 <sup>th</sup> Avenue East Henderson, CO 80640
<b><i>Staff Recommendation:</i></b>	<b>APPROVE</b>

### **GENERAL INFORMATION**

Application for Rezoning Ordinance **2025-0587** seeks to rezone approximately 34.48± acres from Residential Medium Density – D (RMD-D) to Commercial/Community General – 2 (CCG-2) and Conservation (CSV). The 34.48-acre parcel is located at the west end of Ramona Boulevard, between I-295 Expressway North and Lane Avenue South, in the southwest corner from the Ramona Flee Market. The subject property consists of two parcels, one larger parcel (RE# 007485 0000) that is split between Commercial/Community General– 2 (CCG – 2) to the north of Ramona Boulevard and Residential Medium Density- D (RMD – D) to the south of Ramona; and a second parcel, RE#007515-0000, that is currently zoned RMD-D directly east of the current RMD-D zoning for RE#007485-0000. The applicant seeks to rezone 21.78± of the 34.48± acres from Residential Medium Density-D (RMD-D) Zoning District to Commercial/Community General (CCG-2) to permit the development of an indoor, automobile refit/vehicle uplifting facility. The applicant seeks to allow refit vehicles to be stored on the property and thus there is a companion Exception application (2025-0588/E-25-35) with this rezoning. The remaining 12.70± acres will be rezoned from Residential Medium Density (RMD-D) to Conservation lands (CSV).

The site is the subject of the companion Small Scale Land Use Amendment **L-6034-25C (Ordinance 2025-0586)** that seeks to amend the land use category for 21.78± acres from Medium Density Residential (MDR) to Community/General Commercial (CGC) and 12.70± acres from Medium Density Residential (MDR) to Conservation lands (CSV). Currently, the property is developed as a community center/pavilion area that serves as a theatre, and is surrounded by the Ramona Flee Market, conservation lands to the south of RE#007485 0000, churches, and a few residential properties.

### **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 2045 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 2045 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

#### ***1. Is the proposed rezoning consistent with the 2045 Comprehensive Plan?***

Yes. The Planning Department finds that the subject property is located in the Urban Development Area and the Medium Density Residential (MDR) and Community/General Commercial (CGC) functional land use categories 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 Large Scale Land Use Amendment to the Future Land Use Map Series **L-6034-25C (Ordinance 2025-0586)** that seeks to amend the portion of the site that is within the MDR land use category to Community/General Commercial (CGC) and Conservation (CSV). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series **L-6034-25C** be approved. 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. A description of the CGC and CSV categories are noted below.

Community General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services, and which abut a roadway classified as a collector or higher on the Functional Highway Classification Map. The subject property is located at Ramona Boulevard, which is a local roadway near a Minor Arterial Roadway Lane Avenue South, and FDOT Interstate I-295 Expressway. This is a node location that serves adjacent neighborhoods.

The subject site is in the Urban Development area in which CGC also allows for multi-family residential at densities up to 40 units per acre in the Urban Development Area. Single-use multi-family development is permitted when 50 percent or more of the contiguous CGC category land area within (up to one quarter of a mile radius) is developed for non-residential uses. Multi-family developments that do not comply with the single-use provisions shall provide a mix of uses within the development site and multi-family uses shall not exceed 80 percent of a development. The maximum gross density in the Urban Development Area shall be 40 units / acre and there shall be no minimum density when centralized potable water and wastewater services are available to the site. Development on a site that abuts LDR and / or Rural Residential (RR) may cluster density away from the LDR and / or RR and shall not exceed 20 units / acre within 30 feet of the abutting property line and there shall be no minimum density.

Conservation (CSV) is a category intended for lands with valuable environmental resources, such as sensitive vegetation, high value habitat, wetlands, high aquifer recharge potential, carbon sinks and unique coastal areas. Some resource systems are highly sensitive and easily destroyed by indiscriminate human activity. Development potential in these areas is generally limited to open space, resource and recreational uses. This category also includes some sites that are presently privately owned, are located in DRIs or PUDs and are protected by development agreements or conveyed development rights, or the sites have been proposed for acquisition.

**2. Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?**

Yes. This proposed rezoning is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

FLUE Goal 1: To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

FLUE Objective 1.1: Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

FLUE Policy 1.1.8: Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element.

FLUE 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.

FLUE Objective 3.2: 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.

FLUE Policy 3.2.1: The City shall encourage development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

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

No. The Planning Department finds that the proposed rezoning does not conflict with any portion of the City's land use regulations. The proposed rezoning will allow an enclosed automobile upfitting station to occur near the Ramona Flea Market, a heavily commercial area, with some residential properties nearby. The additional conservation lands will provide additional buffering between the automobile upfitting station and residential properties to the south of both subject parcels. This development adds additional commercial use off the corner of I-295 and I-10 East, while increasing the acres of existing conservation lands.

If approved as recommended by the Planning Department, the Subject Property will be rezoned from RMD-D to CCG-1/CSV and will be required to meet all development regulations of Chapter 656-Zoning Code, Chapter 654-Subdivisions Regulations, and Florida Building Code Regulations.

### **SURROUNDING LAND USE AND ZONING**

The subject property is located off Ramona Boulevard, a dead-end road, on the southwest corner of the Ramona Flea Market. Southside of Ramona Boulevard there are residential properties. However, these residential properties are buffered by existing CSV land. The northside of Ramona Boulevard is commercial. The proposed rezoning to CCG-2 and CSV will be consistent and compatible with the surrounding industrial light, commercial, and residential uses in the area and provide a gradual-shift of land and zoning usages on the corner of I-295 Expressway and I-10 Expressway. Surrounding uses, land use categories and zoning are as follows:

<b>Adjacent Properties</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use</b>
North	LI	IL	Manufacture light, warehousing/ distribution, I-10
East	LDR, CGC	RLD-60,CCG-2	Flea Market
South	LDR, CSV	RLD-60	Single-family residential, Conservation lands I-295
West	LDR	RLD-60	Single-family residential bordered by I-10 to the North and I-295 to the West

### **SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on August 25th, 2025, the required Notice of Public Hearing sign **was** posted:



### **RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance **2025-0587** be **APPROVED**.



**View of RE#007485 0000 with the existing community center and current RMD-D zoning**

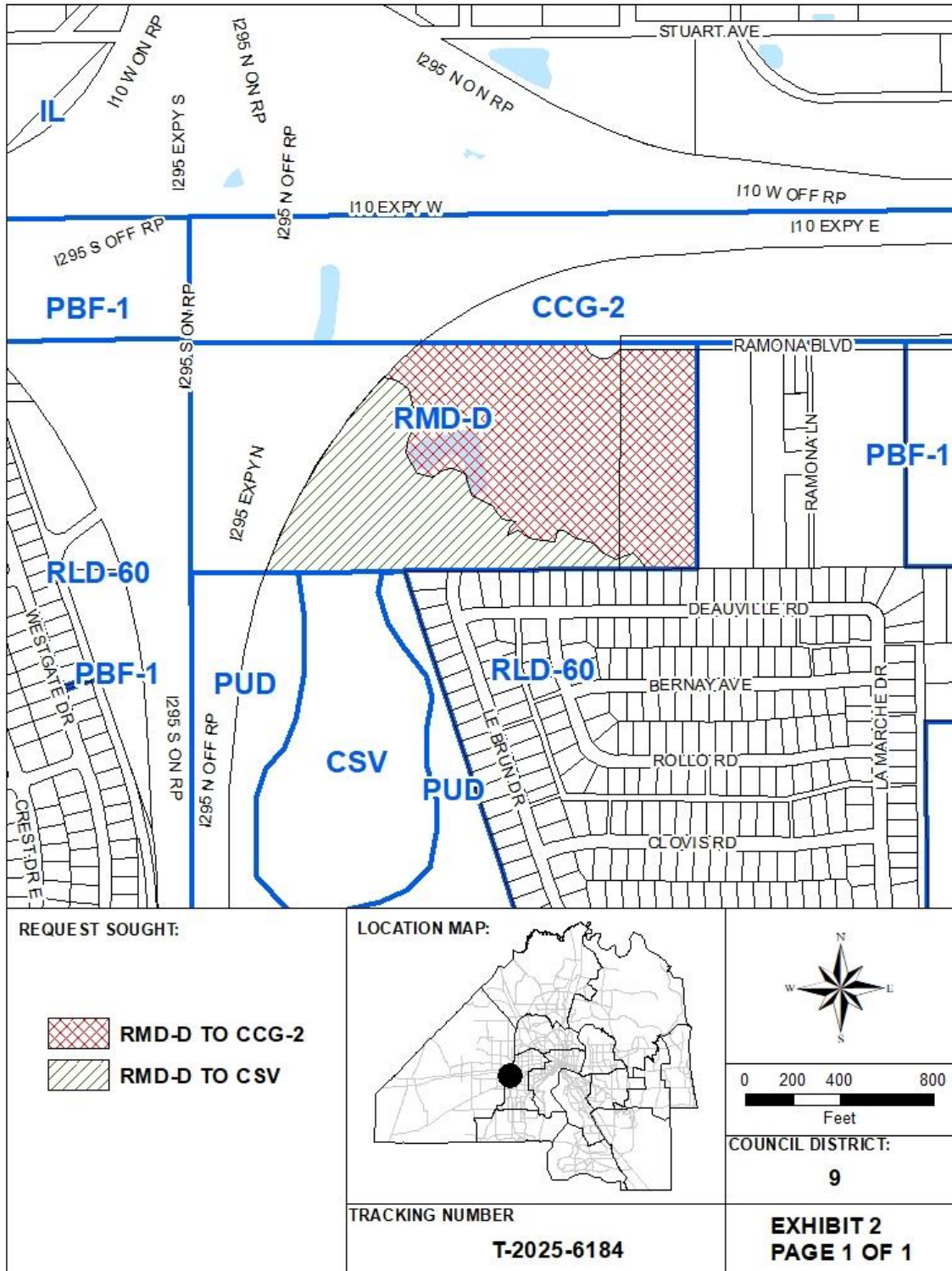




**View of RE#007485 0000 with the existing community center and current RMD-D zoning**



**View of RE# 007515 0000 that is also seeking to be rezoned from RMD-D to CCG-2**



Legal Map