

# 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

June 3, 2021

The Honorable Tommy Hazouri, President  
The Honorable Michael Boylan, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report  
Ordinance No.: 2021-272**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan 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**

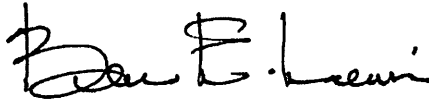
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 7-0

Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Aye
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, appearing to read "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B".

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 2021-272**

**JUNE 3, 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 2021-272.

***Location:*** 5335 Ramona Boulevard; northeast corner of Stevens St & Ramona Blvd and south of I-10

***Real Estate Numbers:*** 059579-0000

***Current Zoning District:*** Residential Low Density-60 (RLD-60)

***Proposed Zoning District:*** Industrial Light (IL)

***Current Land Use Category:*** Residential Professional Institutional (RPI)

***Proposed Land Use Category:*** Light Industrial (LI)

***Planning District:*** Northwest, District 5

***Applicant/Agent:*** David Doughman  
Lovejoy Construction Services, Inc.  
2160 Forbes Street  
Jacksonville, FL 32204

***Owner*** Mary Wilson  
Shabach Kingdom Fellowship  
5335 Ramona Boulevard  
Jacksonville, FL 32205

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Rezoning Ordinance 2021-272 seeks to rezone a parcel, approximately 1.87 acres in size, from the RLD-60 to the IL zoning district in order to use a property that was formerly a church for industrial uses. The applicant is Lovejoy Construction Services, which is a licensed building contractor in Jacksonville. The subject property is located to the south of I-10 and west of Lenox Avenue. The area immediately surrounding the subject property is residential and industrial in nature.

There is a companion Large Scale Land Use Amendment, L-543-21C (Ord. 2021-271) requesting that the subject property be changed from Residential Professional Institution (RPI) to Light Industrial (LI).

### **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 RLD-60 to IL. Concurrently there is a land use application to change the land use category from RPI to LI. The applicant would like to use the property for their contracting 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:

**Policy 1.1.24**

The City will encourage new development to locate in the Urban Core, Southwest, North, and Northwest planning districts through such measures as economic incentives, greater marketing assistance, etc.

The property has been used as a church since 1944. In 1953 a rectory/apartment building was built on the subject property. With the current RLD-60 zoning district it is not logical to believe this site would become single family dwellings with industrial zoning surrounding the property. The new owner will use the property for their building construction business and any storage needed.

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-543-21C (Ord. 2021-271).

**SURROUNDING LAND USE AND ZONING**

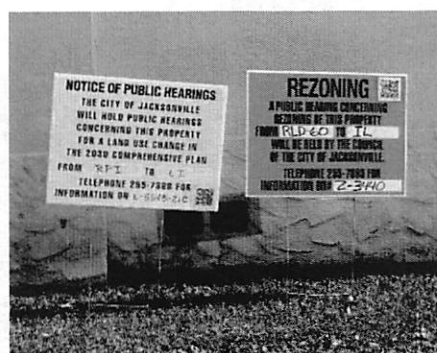
The subject property is located south of I-10 after the fork of Pickettville Road and Robinson Road. The property is located in the northeastern quadrant of the intersection of Ramona Boulevard, which is classified as a collector road, and Stevens Street, an unclassified road.

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use(s)</b>
North	LI	IL	Warehouse
East	LI	IL	Warehouse
South	LDR	RLD-60	Single Family Dwellings
West	BP	IBP	Warehouse

Building trades' offices and warehouse uses are located to the west, north, and east of the site, with some single- and multi-family uses interspersed sporadically to the west due to a change in land use pattern. Single-family residences are located to the south across Ramona Boulevard, and a hospice facility and an elementary school are located to the southwest. The site has access to full urban services.

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on May 18, 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 2021-272 be **APPROVED**.



**Aerial**



**Subject Property**

*Source: COJ, Planning & Development Department  
Date: 05/18/2021*



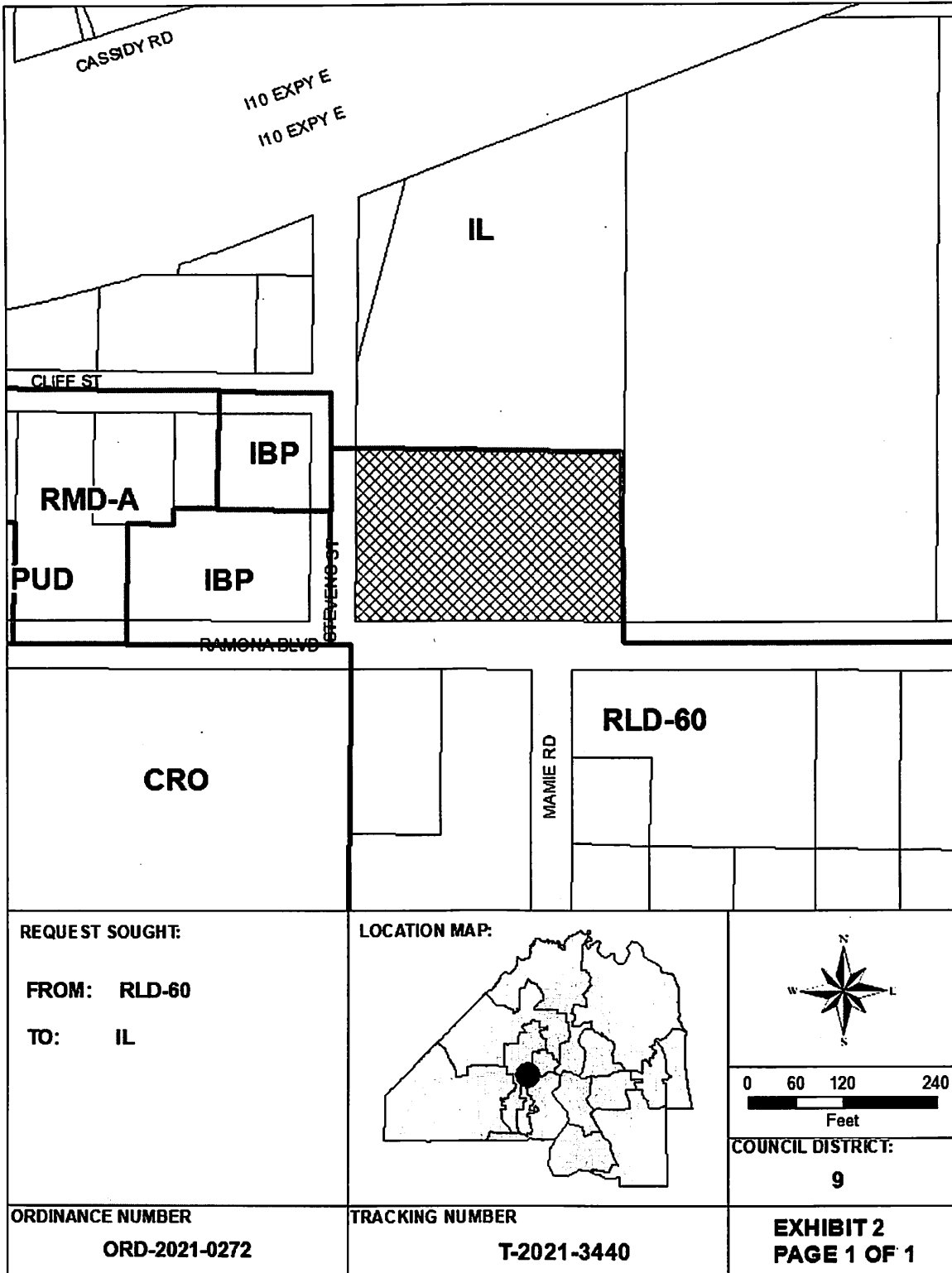
**Subject Property**

*Source: COJ, Planning & Development Department*  
*Date: 05/18/2021*



**Property to the west**

*Source: COJ, Planning & Development Department*  
*Date: 05/18/2021*





**Application For Rezoning To Conventional Zoning District**

**Planning and Development Department Info**

Ordinance # 2021-0272 Staff Sign-Off/Date CMQ / 04/12/2021  
 Filing Date 05/11/2021 Number of Signs to Post 3  
 Hearing Dates:  
 1st City Council 06/08/2021 Planning Commission 06/03/2021  
 Land Use & Zoning 06/15/2021 2nd City Council 06/22/2021  
 Neighborhood Association  
 Neighborhood Action Plan/Corridor Study

**Application Info**

Tracking # 3440 Application Status PENDING  
 Date Started 03/22/2021 Date Submitted 03/23/2021

**General Information On Applicant**

Last Name First Name Middle Name  
 DOUGHMAN DAVID  
 Company Name  
 LOVEJOY CONSTRUCTION SERVICES, INC  
 Mailing Address  
 2160 FORBES ST  
 City State Zip Code  
 JACKSONVILLE FL 32204  
 Phone Fax Email  
 9045214379 904 DDOUGHM@COMCAST.NET

**General Information On Owner(s)**

**Check to fill first Owner with Applicant Info**

Last Name First Name Middle Name  
 WILSON MARY  
 Company/Trust Name  
 SHABACH KINGDOM FELLOWSHIP  
 Mailing Address  
 5335 RAMONA BLVD  
 City State Zip Code  
 JACKSONVILLE FL 32205  
 Phone Fax Email  
 9045214379 DDOUGHM@COMCAST.NET

**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 059579 0000	9	5	RLD-60	IL

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

**Existing Land Use Category**

RPI

**Land Use Category Proposed?**

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 1.87

**Justification For Rezoning Application**

ALLOW PROPERTY TO BE USED AS IL/FLEX/WAREHOUSING SPACE. PROPERTY IS CONTIGUOUS WITH SIMILARLY ZONED PROPERTIES.

**Location Of Property**

**General Location**

LACKAWANA AREA OF JACKSONVILLE

House # Street Name, Type and Direction Zip Code  
 5335 RAMONA BLVD 32205

**Between Streets**

LENOX AVE and STEVENS ST

**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**  
1.87 Acres @ \$10.00 /acre: \$20.00
- 3) Plus Notification Costs Per Addressee**  
22 Notifications @ \$7.00 /each: \$154.00
- 4) Total Rezoning Application Cost:** \$2,174.00

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

**LEGAL DESCRIPTION**

**5335 Ramona Blvd.**

As recorded on 02/21/2017

Record submitted on 04/02/2021

**PARCEL A:**

One hundred feet (100) square in the Southwest corner of the Southwest quarter (SW 1/4) of the Northeast quarter (NE 1/4) of Section Nineteen (19) Township Two (2) South, Range Twenty-Six (26) East.

**PARCEL B:**

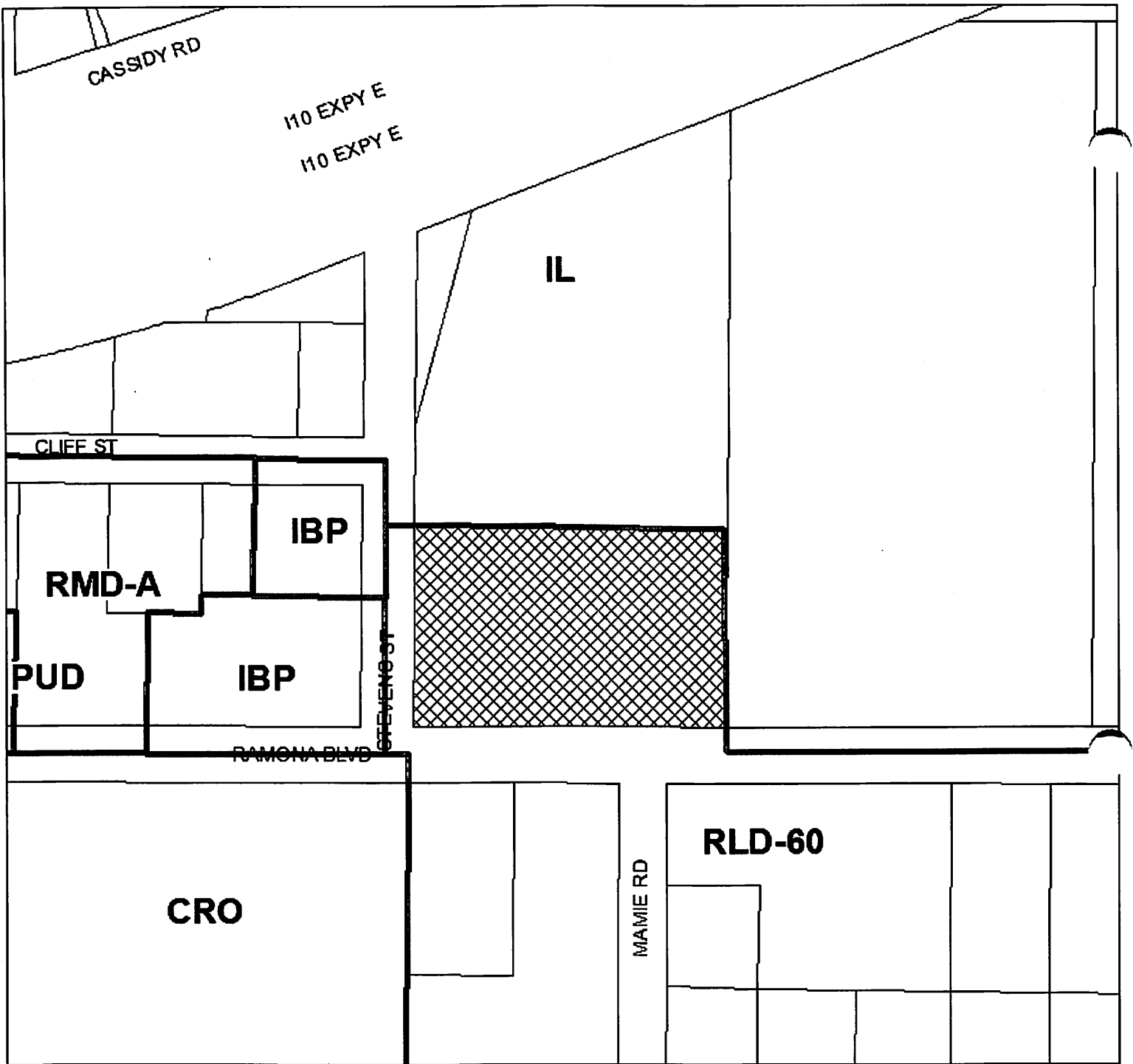
A portion of the Southwest 1/4 of the Northeast 1/4 of Section 19, Township 2 South, Range 26 East, Duval County, Florida, described as follows:

Beginning at the Northeast corner intersection of Ramona Boulevard and Stevens Street for a point of reference thence Easterly along the North side of Ramona Boulevard Two Hundred and Forty (240) feet to a permanent reference monument for a point of beginning; thence Easterly along the Northerly line of Ramona Boulevard One Hundred (100) feet to a point; thence Northerly in a line parallel to Stevens Street Two Hundred Forty (240) feet to a point; thence Westerly in a line parallel with Ramona Boulevard Two Hundred Ninety (290) feet to an iron pipe; run thence South  $42^{\circ} 48' 48''$  East a distance of 177.32 feet to an iron pipe; run thence South  $89^{\circ} 59' 12''$  East a distance of One Hundred Ten (110) feet to the permanent monument at the point of beginning.

**PARCEL C:**

Part of the Southwest 1/4 of the Northeast 1/4 of Section 19, Township 2 South, Range 26 East, Duval County, Florida described as follows:

Begin at the intersection of the North line of Ramona Boulevard with the East line at Stevens Street, as these are now established by the county engineer's office; run thence along the East line of Stevens Street North  $0^{\circ} 09'$  East 240 feet, thence parallel to Ramona Boulevard South  $89^{\circ} 47'$  East 50 feet; thence South  $42^{\circ} 29'$  East 176.88 feet; thence parallel to Ramona Boulevard South  $89^{\circ} 47'$  East 70 feet; thence parallel to Stevens Street South  $0^{\circ} 09'$  West 110 feet to the North line at Ramona Boulevard; thence along said North line, North  $89^{\circ} 47'$  West 240 feet to the place of beginning; excepting therefrom that portion described in Deed Book 250 at page 56 said exception described as 100 feet square in Southwest corner of Southwest 1/4 of Northeast 1/4 of Section 19, Township 2 South, Range 26 East.

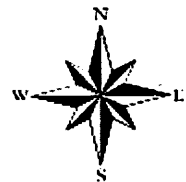
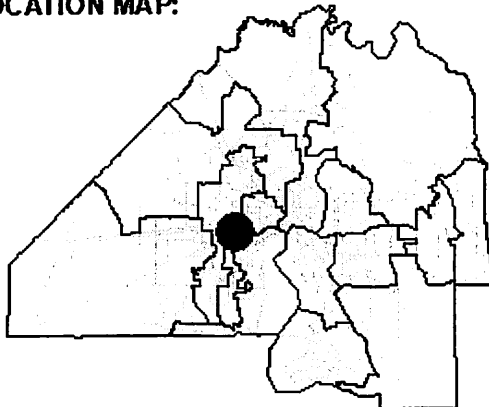


**REQUEST SOUGHT:**

**FROM: RLD-60**

**TO: IL**

**LOCATION MAP:**



0 60 120 240



Feet

**COUNCIL DISTRICT:**

**9**

**TRACKING NUMBER**

**T-2021-3440**

**EXHIBIT 2  
PAGE 1 OF 1**



## Availability Letter

David Doughman

4/2/2021

1018 Barrs St.

Jacksonville, Florida 32204

Project Name: 5335 Ramona Blvd

Availability #: 2021-1503

Attn: David Doughman

Thank you for your inquiry regarding the availability of Electric, 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/](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: 2021-1503

Request Received On: 4/2/2021

Availability Response: 4/2/2021

Prepared by: Kyle Watson

Expiration Date: 4/2/2023

### Project Information

Name: 5335 Ramona Blvd

Address: 5335 RAMONA BLVD, JACKSONVILLE, FL 32205

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 6525

Parcel Number: 059579 0000

Location: Prior calls to JEA C.S. indicated Wat.,Sew,Elect. but, because there are 2 structures, did indicate a confusing addressing.

Description: For rezoning purposes we are confirming the availability of JEA services. Prior calls to JEA Cust. Ser. indicate a somewhat confusing mix of addresses for the property. There exist 2structure with services assigned differently. ex: 5335 Ramona indicates elec. only, but 5335 apt 1 indicates E, W, S.. I think there is a Stevens St (cross street)that indicates E only. My Recollection is 3 JEA addresses for the services. Both structures appear to have E, W, S.

### Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing service may be utilized if adequately sized and in good condition.

Connection Point #2: Existing 6" water main within the Cliff St. ROW, approx. 350 ft. west of this property.

Water Special Conditions:

### Sewer Connection

Sewer Grid: Buckman

Connection Point #1: Existing service may be utilized if adequately sized and in good condition.

Connection Point #2: Existing 6" sewer force main within the Ramona Blvd. ROW, adjacent to this property.

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

Sewer Special Conditions: 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: N/A

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions:

Electric Availability:

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

General Conditions: