

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2020-0167**

**APRIL 9, 2020**

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 **2020-0167**.

***Location:*** 7059 Ramona Boulevard  
Between Interstate-10 and Ramona Boulevard

***Real Estate Number:*** 007485 0000; 007515 0000

***Current Zoning District:*** Residential Low Density-60 (RLD-60)  
Planned Unit Development (PUD) 1992-0173

***Proposed Zoning District:*** Residential Medium Density-D (RMD-D)  
Conservation (CSV)

***Current Land Use Category:*** Community/General Commercial (CGC)  
Conservation (CSV)  
Recreation and Open Space (ROS)

***Proposed Land Use Category:*** Medium Density Residential (MDR)  
Conservation (CSV)

***Planning District:*** District 5—Northwest

***Applicant/Agent:*** Paul Harden, Esq.  
Law Office of Paul Harden  
501 Riverside Avenue, Suite 901  
Jacksonville, Florida 32202

***Owner:*** RMFM RE, LLC  
501 Riverside Avenue  
Jacksonville, FL 32202

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

## **GENERAL INFORMATION**

Application for Rezoning Ordinance **2020-0167** seeks to rezone 53.44± acres of a property from Residential Low Density-60 (RLD-60) and Planned Unit Development (PUD 1992-0173) to Residential Medium Density-D (RMD-D) and Conservation (CSV.) There is a companion Land-Use Amendment for this application, under Ordinance 2020-0166 and application **L-5385-19C**. The companion land-use amendment is requesting a Land-Use change from Community/General Commercial (CGC,) Low Density Residential (LDR,) Conservation (CSV,) and Recreation and Open Space (ROS) to Medium Density Residential (MDR) and Conservation (CSV.) The applicant seeks to develop the site with multifamily residential units. Public water and sewer connections to the site will be required for it to be developed with multi-family uses.

There are wetlands located on the subject property. The applicant is proposing a land use and zoning change to CSV for approximately 18 acres of the property to conserve areas that may be environmentally sensitive and are identified as wetlands. This portion of the property lies between Interstate-295 to the west and the single-family residential neighborhood to the east.

## **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. Per Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning and Development Department finds that with the approval of **Ordinance 2020-0166** (land use application **L-5385-19C**) the subject property will be located in the MDR and CSV functional land use categories according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. Therefore, the proposed use is consistent with the land use designation of the subject property.

***2. Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?***

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. According to the Future Land Use Element (FLUE), MDR in the Urban Area is intended to provide compact medium-density residential development. Multi-family dwellings are the predominant development typology in this category. The maximum gross density in the Urban Area shall be 20 units per acre, and the minimum gross density shall generally be greater than seven (7) units per acre. The area of the site subject to the proposed MDR land use and RMD-D zoning is approximately 34.5 acres. Therefore, the maximum number of units allowed would be 690. The applicant provided the Department with a JEA availability letter indicating that the site has access to centralized water and sewer infrastructure. Public water and sewer connections to the site will be required for it to be developed with multi-family uses.

### **Future Land Use Element**

#### **Policy 1.1.22**

Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

*The proposed rezoning of RMD-D and CSV will be compatible with other uses already existing within the surrounding area and will comply with Policy 1.1.22.*

#### **Policy 1.2.9**

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

*The subject properties are located in the Urban Area and according to the JEA Availability letter submitted with the application, the site is accessible to city water and sewer. The proposed use will comply with Policy 1.2.9.*

#### **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.

*The applicant intends to develop the subject property as multi-family dwellings, in an area that also includes nearby single-family residential, commercial, and industrial.*

**Recreation and Open Space Element:**

**Policy 2.2.2**

The City shall require that all new single-family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide a monetary contribution to the appropriate department.

**Policy 2.2.5**

All multiple-family developments of 100 units or more shall provide 150 square feet of active recreation area per dwelling unit. There may be one area for each 100 units, or the areas may be combined, subject to approval by the Planning and Development Department.

**Airport Environment Zone:**

The site is located within the 300-foot Height and Hazard Zone for Herlong Recreational Airport. Zoning will limit development to a maximum height of less than 300 feet unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

**Objective 2.5**

Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

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. If approved as recommended by the Staff of the Planning and Development Department, the subject property will be rezoned from RLD-60 and PUD 1992-0173 to RMD-D and CSV to permit the development of multi-family dwellings and conservation area.

**SURROUNDING LAND USE AND ZONING**

The subject site is located in the southeast quadrant of the intersection of Interstate-10 (I-10) and Interstate-295 (I-295) but is accessed via Ramona Boulevard, which is classified as a local roadway. According to the Future Land Use Element (FLUE), MDR in the Urban Development Area is intended to provide compact medium density residential development and serve as a transition between commercial and residential land uses. There is commercial development to the east, industrial development to the north, and residential to the west and south of the subject property.

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LI	IL	Warehouse, light manufacturing
South	LDR	PUD 2014-0391/RLD-60	Single-family dwellings, vacant
East	CGC/LDR	RLD-60/CCG-1	Single-family dwellings, church
West	LDR/PBF	RLD-60/PBF-1	Single-family dwellings

It is the opinion of the Planning and Development Department that the requested rezoning to RMD-D and CSV will be consistent and compatible with the surrounding uses.

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on **March 26, 2020**, by the Planning and Development Department, the required Notice of Public Hearing signs **was** posted.



**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2020-0167** is **APPROVED**.



**Aerial view of the subject property.**



*Source: Planning & Development Department, 3/26/2020*

**View of the subject property from Ramona Boulevard.**



*Source: Planning & Development Department, 3/26/2020*

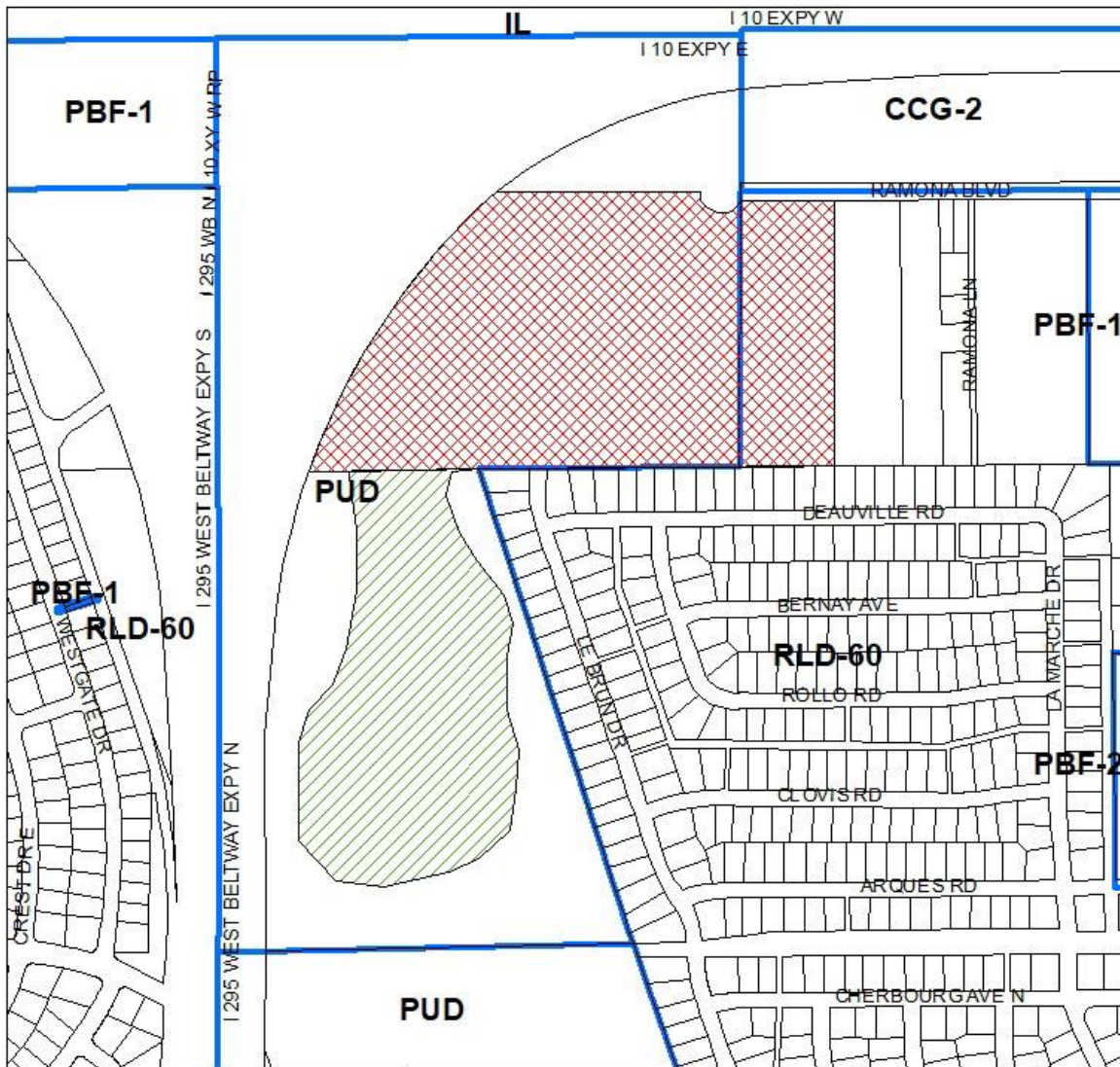
**View of the subject property from Ramona Boulevard.**



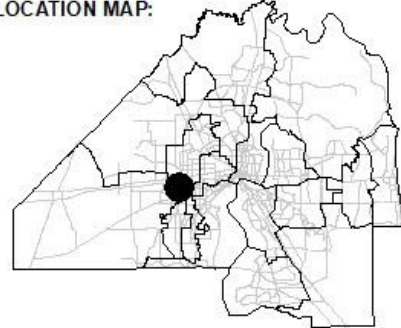
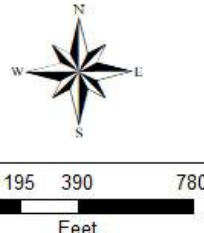


*Source: Planning & Development Department, 3/26/2020*

**View of neighboring property, Ramona Flea Market, east of the subject property.**





<p>REQUEST SOUGHT:</p> <ul style="list-style-type: none"> <li> FROM PUD &amp; RLD-60 TO RMD-D</li> <li> FROM PUD TO CSV</li> </ul>	<p>LOCATION MAP:</p> 	
<p>ORDINANCE NUMBER  <b>ORD-2020-0167</b></p>	<p>TRACKING NUMBER  <b>T-2019-2690</b></p>	<p>COUNCIL DISTRICT:  <b>10</b></p> <p><b>EXHIBIT 2</b>  <b>PAGE 1 OF 1</b></p>

Legal Map