



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning Department
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Jacksonville, FL 32202
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Jacksonville.gov

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.: 2025-0588 (E-25-35)

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, 3rd Floor
Jacksonville, FL 32202
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REPORT OF THE PLANNING DEPARTMENT APPLICATION

FOR ZONING EXCEPTION 2025-0588 (E-25-35)

SEPTEMBER 4th, 2025

<i>Location:</i>	7059 Ramona Boulevard, near the intersection of Interstate-295 and Interstate I-10
<i>Real Estate Number</i>	007485 0000 and 007515 0000
<i>Zoning Exception Sought:</i>	Automobile storage yard
<i>Zoning District:</i>	Commercial Community/General-2 (CCG-2)
<i>Land Use Category:</i>	Community/General Commercial (CGC)
<i>Planning District:</i>	Northwest 5
<i>Council District:</i>	District 9
<i>Agent/Applicant:</i>	John Wallace Smith Hulsey and Busey 1 Independent Drive, Suite 3300 Jacksonville, FL 32202
<i>Owner:</i>	Robert Sieban RMFM RE LLC 7007 88 th Avenue East Henderson, Colorado 80640
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Zoning Exception **E-25-35** seeks an exception for an automobile storage yard in the Commercial Community General-2 (CCG-2) zoning district. The subject property is consists of two parcels RE#007485 0000 and RE#007515 0000, for a total of 25.96± acres. The site is located near the intersection of Interstate-295 and I-10, on the southwest corner of the Ramona Flea Market, between Interstate-295 and Faith Memorial Drive. The applicant is seeking the exception to permit automobile outdoor storage for an upfitting automobile

business, associated with Duval Ford. This exception application is subject to the approval of the companion applications, Small-Scale land use amendment (2025-0586) and Conventional Rezoning (2025-0587).

Historically, the subject property area has been used for overflow parking associated with the adjacent Ramona Flea Market, however recent aerials suggest there is no longer a use for the associated parking. According to the proposed site plan, the applicant is seeking to add several parking spaces for outdoor automobile storage, in front of the proposed upfitting building on the north side of Ramona Boulevard, close to I-295 and I-10 intersection. All vehicles stored on the property will be new vehicles that are either stored and awaiting transport where they will be upfitted for use as fleet vehicles for various industries or awaiting transport to their buyers. There will be a fence around the automobiles and a 10' perimeter buffer between were automobile storage and the interstate- intersection.

DEFINITION OF ZONING EXCEPTION

According to Section 656.1601 of the Zoning Code, *exception* means a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such uses may be permissible in the zoning district as exceptions if specific provision for the exception is made in the Zoning Code and the uses are found by the Commission to be in conformity with the standards and criteria for granting the same contained in Section 656.131(c) thereof.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131(c) of the Zoning Code, the Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

- (i) *Will the proposed use be consistent with the Comprehensive Plan?*

Yes. 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. In the Urban Development Area, CGC is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Development that includes residential uses is encouraged to provide support for commercial and other uses.

Automobile storage yards are allowed in CCG-2 by exception. CCG-2 is a primary zoning district in the CGC land use category and is consistent with the proposed use of CGC pursuant to Ordinances 2025-0586 and 2025-0587. As such, the proposed zoning exception for an outdoor storage yard is consistent with the CGC land use category

description, goals, policies, and objectives of the 2045 Comprehensive Plan:

Future Land Use Element (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.

The proposed exception furthers Objective 1.1 by allowing a partially existing commercial site and its purposed additional rezoning to CCG-2, the best and fullest use of their property. The applicant is seeking to redevelop the property into an automobile upfitting and automobile storage facility, and the proposed use is compatible with the surrounding commercial and industrial light area.

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

The subject property is at the intersection of I-295 and I-10, a commercial and industrial center. There is existing industrial light and commercial uses in the area, with residential properties located to the south of I-10 and the commercial and industrial area.

- (ii) *Will the proposed use be compatible with the existing contiguous uses or zoning and compatible with the general character of the area, considering population density, design, scale and orientation of structures to the area, property values, and existing similar uses or zoning?*

Yes. The subject property is within the area of the Ramona Flea Market, at the intersection of I-295 and I-10, on the west end of Romana Boulevard. Ramona Boulevard is a local roadway while to the east, Lane Avenue South is a Minor Arterial Roadway and I-295 Expressway is an FDOT interstate. There are a variety of property usage around the area, from commercial, residential, churches, industrial, and conservation uses. The contiguous land use categories, zoning districts, and property uses are as follows:

Adjacent Properties	Land Use Category	Zoning District	Current Property Use
North	LI	IL	Manufacture light
East	LDR, CGC	RLD-60, CCG-2	Church, Single-family, Flea Market
South	LDR, CSV	RLD-60, CSV	Single-family, Conservation

West LDR RLD-60 Single-family

- (iii) *Will the proposed use have an environmental impact inconsistent with the health, safety, and welfare of the community?*

No. The Planning Department finds that the proposed use will have a minimal environmental impact, if any. The proposed development will be required to meet all applicable environmental regulations. The companion rezoning application (2025-0587) is adding more conservation lands to the south of the automobile storage yard.

- (iv) *Will the proposed use have a detrimental effect on vehicular or pedestrian traffic, or parking conditions, and will not result in the creation or generation of traffic inconsistent with the health, safety and welfare of the community?*

Yes. The Planning Department finds that the proposed automobile storage yard use could impact traffic and/or parking. In the past, the proposed site location has been used as an expanded parking area for the Romana Flea Market. The Romana Flea Market is a weekend activity for the area, and if this exception is approved, there is a possibility of decreased expansive parking for the Flea Market. However, as the Flea Market is a weekend activity, the parking and traffic conditions are unlikely to be impacted on a consistent basis, and constant and on-going business at the Flea Market would need to be sufficient to justify using the purposed automobile storage yard as a permanent expanded parking area for the local Flea Market.

- (v) *Will the proposed use have a detrimental effect on the future development of contiguous properties or the general area?*

No. The proposed exception will not have a detrimental effect on the future development of the surrounding area. As previously stated, the grant of this exception would further Future Land Use Element (FLUE) Policy 3.2.1 of the 2045 Comprehensive Plan, which states that the City shall encourage the development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks. The purposed location of the automobile storage yard in association with an automobile upfitting facility for fleet vehicles is within a commercial/industrial center.

- (vi) *Will the proposed use result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities, taking into account existing uses or zoning in the vicinity?*

No. The proposed use, as conditioned, will not result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, or dust. All work for the automobile upfitting business shall be done indoors, and the associated automobile storage yard will be fenced.

- (vii) *Will the proposed use overburden existing public services and facilities?*

No. The proposed use will not overburden existing public services or facilities. Allowed uses within the CCG-2 Zoning District will not increase demand of public services greater than that generated by the existing uses within the area. The proposed use is an automobile upfitting station that has an associated automobile storage yard with new vehicles that are either stored and awaiting transport where they will be upfitted for use as fleet vehicles for various industries, or awaiting transport to their buyers.

- (viii) *Will the site be sufficiently accessible to permit entry onto the property for fire, police, rescue and other services?*

Yes. The subject property has road frontage at the intersection of I-295 and I-10. Access to the property on Romona Boulevard is from Lane Avenue South, a Minor Arterial Roadway off of I-10. The site plan depicts sufficient access to permit entry onto the property for fire, police, and rescue and service vehicles.

- (ix) *Will the proposed use be consistent with the definition of a zoning exception and meet the standards and criteria of the zoning classification in which such use is proposed to be located?*

Yes. The proposed exception is consistent with the definition of a zoning exception as set forth in the Zoning Code. This exception is pursuant of the approval of Ordinances 2025-0586 and 2025-0587.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on August 25th, 2025, the Planning Department staff observed that the required Notice of Public Hearing sign **was posted**.



RECOMMENDATION

Based on the foregoing findings and conclusions, the Planning and Development Department recommends that Application for Zoning Exception E-25-35 be **APPROVED**.



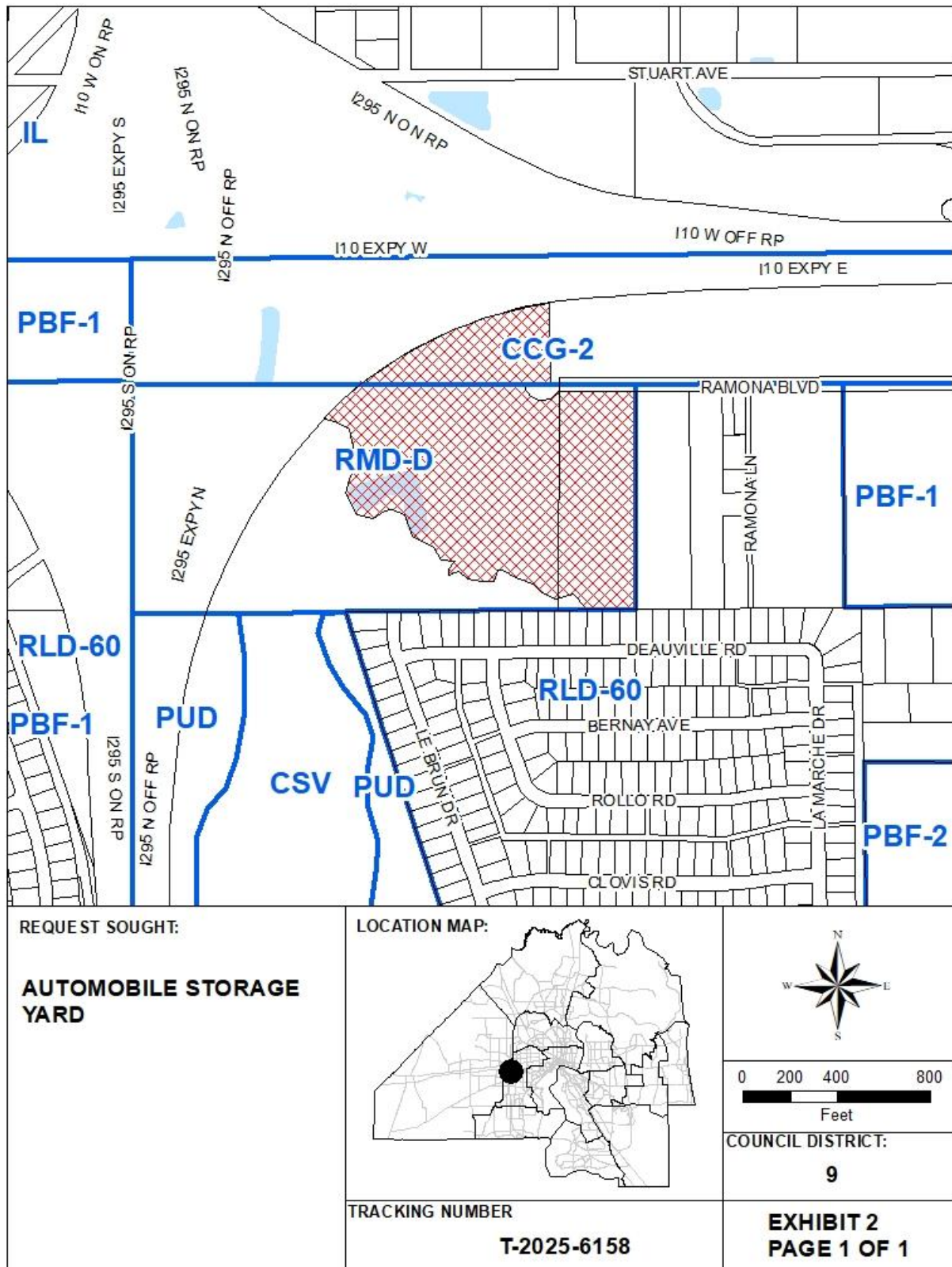
View of RE#007485 0000 fronting the intersection of I-295 and I-10



View of RE#007515 0000



View of RE#007515 0000



Legal Map