



A NEW DAY.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

Planning and Development Department  
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August 22, 2024

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

**RE: Planning Commission Advisory Report  
Ordinance No.: 2024-532**

Dear Honorable Council President White, Honorable Council Member and LUZ Chairperson Carrico 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: **6-0**

Charles Garrison, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mark McGowan, Secretary	Aye
Lamonte Carter	Absent
Amy Fu	Aye
Julius Harden	Aye
Mon'e Holder	Aye
Ali Marar	Absent

Jack Meeks

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 that reads "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B" and "L".

Bruce E. Lewis  
City Planner Supervisor – Current Planning Division  
City of Jacksonville - Planning and Development Department  
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**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2024-532**

**AUGUST 22, 2024**

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 **2024-532**.

***Location:*** 8363 Ramona Boulevard West, between Hammond Boulevard and Cahoon Road

***Real Estate Numbers:*** 007140-0050

***Current Zoning District:*** Commercial Neighborhood (CN)

***Proposed Zoning District:*** Commercial Community General – 1 (CCG-1)

***Current Land Use Category:*** Neighborhood Commercial (NC)

***Proposed Land Use Category:*** Community / General Commercial (CGC)

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

***Council District:*** 12

***Applicant/Agent:*** Cyndy Trimmer, Esq.  
Driver McAfee Hawthorne and Diebenow, PLLC  
1 Independent Drive, Suite 1200  
Jacksonville, Florida 32202

***Owner:*** Kerry Hunter  
8363 Ramona Blvd. West  
Jacksonville, Florida 32221

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

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2024-532** seeks to rezone 0.52 acres from Commercial Neighborhood (CN) to Community/Commercial General–1 (CCG-1). There is an existing approximately 2640 square feet building constructed in 1978 that was originally a convenience store. The owner requests the zoning change to expand the existing general trades contractor office to the north and 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 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 and Development Department finds that the subject property is in the Community General Commercial (CGC) 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-5955-24C (Ordinance 2024-531) that seeks to amend the portion of the site that is within the Neighborhood Commercial (NC) land use category to Community General Commercial (CGC). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5955-24C 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.

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

Yes. The proposed amendment is consistent with the following objectives, policies and goals of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan:

**FLUE Goal 1** To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment 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 Policy 1.1.11** 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 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.

**FLUE 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.

**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:** Continue to 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 3.2.2** The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

**FLUE Policy 3.2.7:** The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands

The applicant is proposing a change from NC to CGC to allow for the expansion of the adjacent existing general trades contractor office. The north side of Ramona Blvd. West contains a variety of uses, including churches, animal hospital, and residential dwellings. The proposed land use change to CGC would allow for a logical expansion of commercial uses along a collector roadway.

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

No. The applicant is proposing a change from CN to CCG-1 to allow for the expansion of an existing business. The proposed rezoning will allow for a logical infill of commercial uses along a mixed-use collector roadway. The proposed amendment would also allow for a broader mix of uses while maintaining compatibility with the existing developments along the corridor, consistent with FLUE Goals 1 and 3 and Policies 1.1.22 and 3.2.7. The subject property is an appropriate location for more intensive commercial uses which are found in the proposed CCG-1 Zoning District.

### SURROUNDING LAND USE AND ZONING

The surrounding uses, land use category and zoning are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use(s)</b>
North	CGC	PUD (98-929)	Thermodyne – A/C repair installation
East	CGC	PUD (98-929)	Thermodyne – A/C repair installation
South	LDR	RLD-60	Single-family homes
West	LI	PUD (23-165)	Outside storage of construction materials

### SUPPLEMENTARY INFORMATION

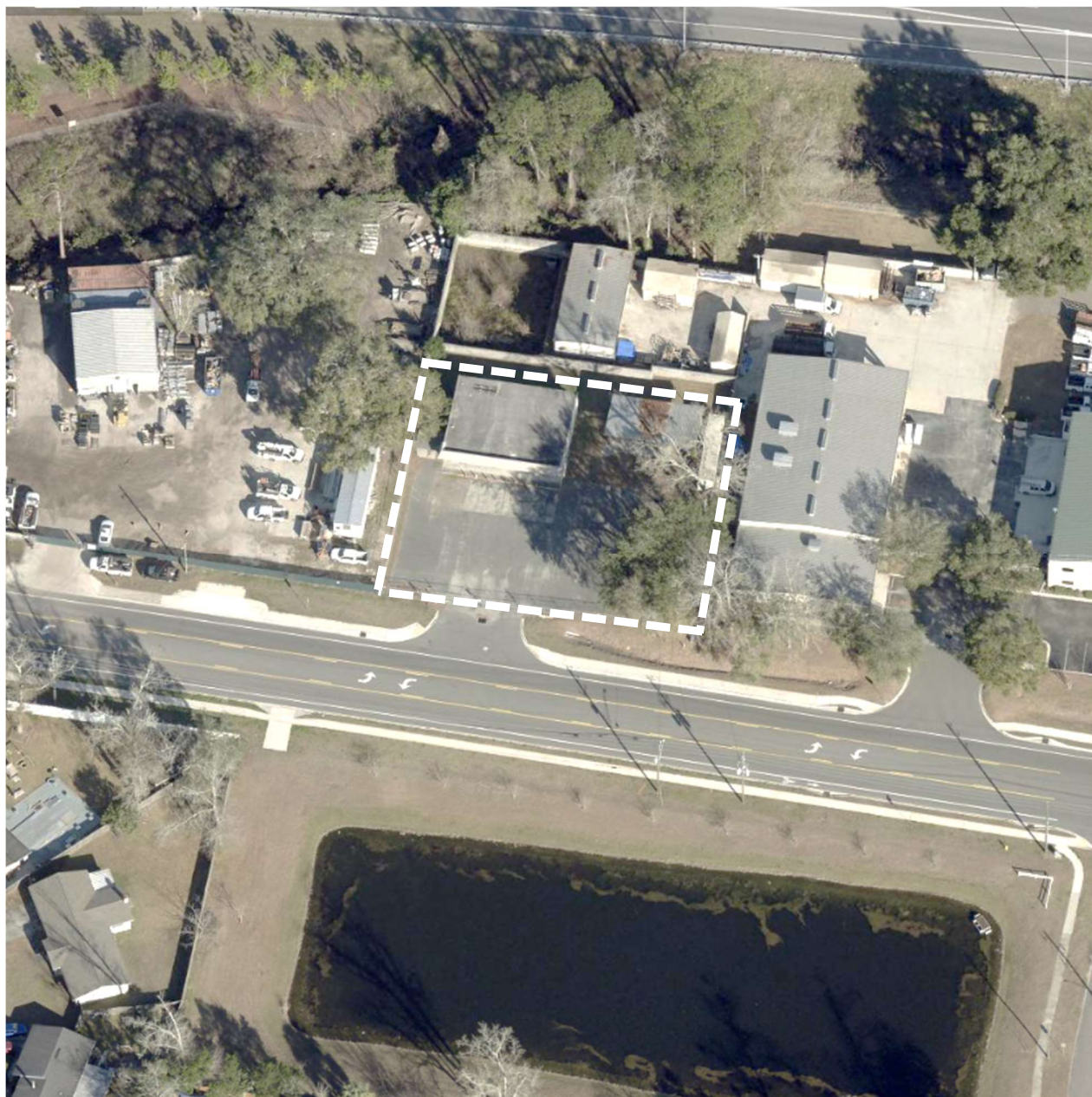
Upon visual inspection of the subject property on August 12, 2024, the required Notice of Public Hearing sign was posted.



### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2024-532 be **APPROVED**.





Aerial view of subject property

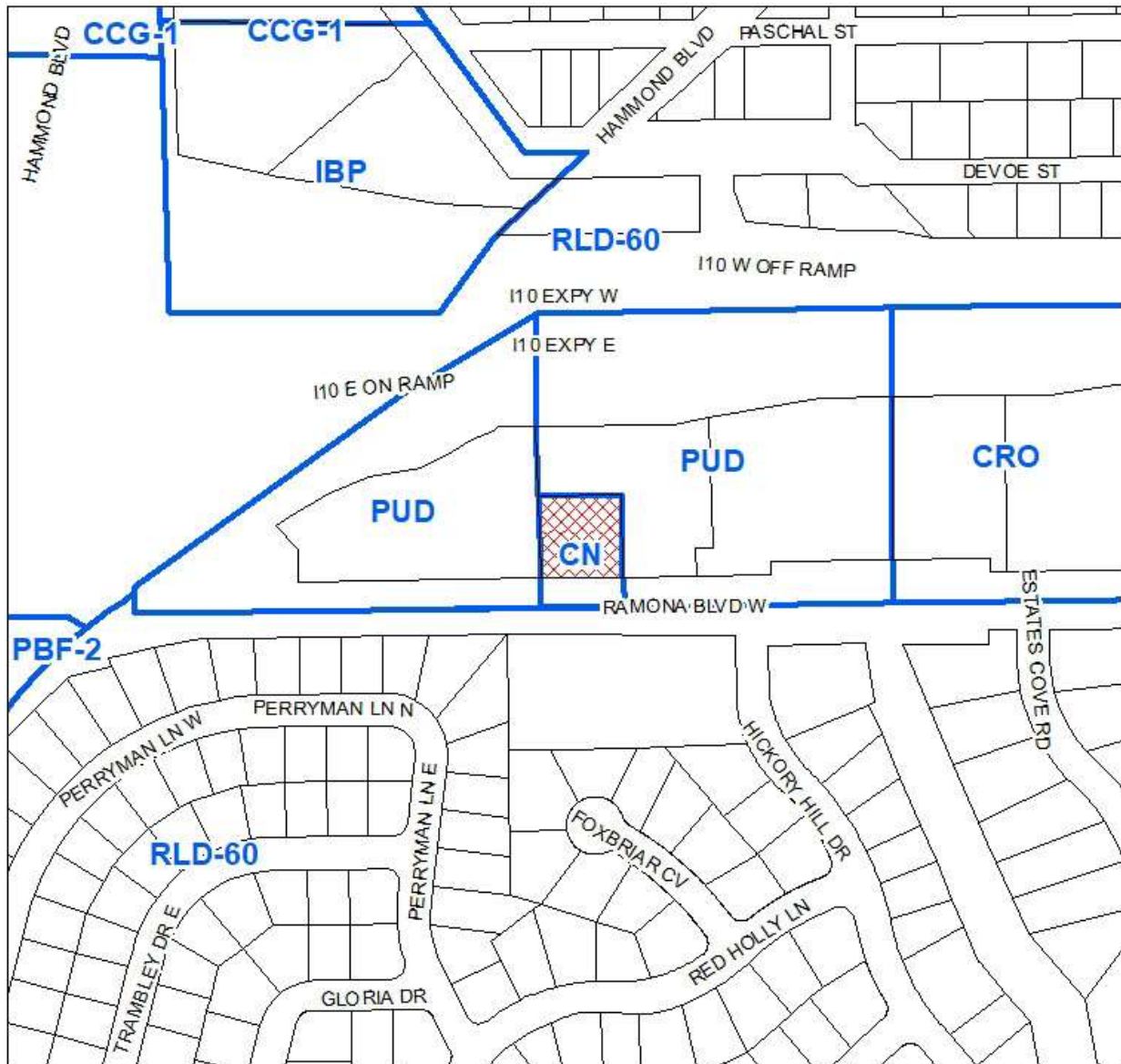


View of subject property



View of exiting business



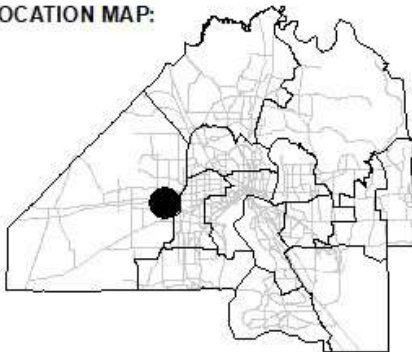


REQUEST SOUGHT:

FROM: CN

TO: CCG-1

LOCATION MAP:



COUNCIL DISTRICT:

12

ORDINANCE NUMBER

ORD-2024-0532

TRACKING NUMBER

T-2024-5639

EXHIBIT 2  
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