

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

**APPLICATION FOR REZONING ORDINANCE 2015-729**

**NOVEMBER 19, 2015**

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 **Ord. 2015-729**.

***Location:*** 4851 Ramona Boulevard just east of Cassat Avenue

***Real Estate Numbers:*** 079320-0000

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

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

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

***Current Land Use Category:*** Low Density Residential (LDR)

***Planning District:*** Northwest – District 5

***Planning Commissioner:*** Ben Davis

***City Council District:*** The Honorable Garrett Dennis – District 9

***Agent:*** William Randall Gallup  
Concurrency Management Consultants, Inc.  
Post Office Box 8883  
Jacksonville, FL 32239

***Owner:*** Denise Fisher  
711 Cassat Avenue  
Jacksonville, Florida 32205

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

## **GENERAL INFORMATION**

Application for Rezoning Ordinance **2015-729** seeks to rezone approximately 0.14 acres of land from RLD-60 to CN. The subject property is vacant and proposed to be an extension to the adjacent 0.32 acre commercial parcel to the west, Expert T's of Jacksonville, LLC. . There is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series of the 2030 Comprehensive Plan, **Ordinance 2015-0728 (Application 2015C-021)** that changes the functional land use category of the subject property from Low Density Residential (LDR) to Commercial Neighborhood (CN).

## **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. In accordance with 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 a majority of the subject property is located in the Low Density Residential (LDR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. However, a companion Application for Small Scale Land Use Amendment to Future Land Use Map Series-2030 Comprehensive Plan, i.e. Ordinance 2015-0728 (Application 2015C-021) was filed requesting amendment of the subject property's functional land use category from LDR to CN. The proposed CN zoning district is a primary zoning district within the NC functional land use category, and the subject property meets the primary criteria and standards. If the amendment is adopted by the City Council, this Application for Rezoning from RLD-60 to CN will be consistent with the FLUMs adopted as part of the 2030 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 2030 Comprehensive Plan?***

Yes. The proposed rezoning and companion land use amendment are consistent with the following Goals, Objectives, and Policies of the 2030 Comprehensive Plan, Future Land Use Element:

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.

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.

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 demand.

Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

The nature of the surrounding area is well established and continues to promote and sustain the viability of the existing commercial area surrounding the subject site and encourages use of an underutilized property achieving FLUE Goal 1 and Objectives 3.2 and 6.3. The development of the subject site as NC is compatible with the character of the adjacent uses and established pattern of CGC found along Cassat Avenue and the western segment of Ramona Boulevard fulfilling FLUE Goal 1.

The proposed rezoning to CN will allow for additional employment and commerce opportunities for the neighborhood's residential community while continue to promote the viability of an existing commercial area. Therefore, the proposed rezoning is consistent with FLUE Objective 3.2 and Policy 3.2.7.

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. The subject property meets the requirements of the CN zoning district as set forth in the Zoning Code.

**SURROUNDING LAND USE AND ZONING**

The subject property is located at 4851 Ramona Boulevard, which also has other adjoining properties surrounding land uses and zoning districts are as follows:

<b>Adjacent Properties</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use</b>
North	CGC/LDR	CCG-2/RLD-60	Vacant commercial, single-family
East	LDR	RLD-60	Single-family
South	RPI	PUD (2008-1069)	Restaurant
West	CGC	CCG-2	Warehouse

The subject site located in a predominately older neighborhood of mixed uses and accessed through Ramona Boulevard. The site is bounded by Royal Avenue to the north, Cassat Avenue to the west, and Ramona Boulevard to the south. Dunkin' Donuts is located at the corner of Ramona Boulevard and Cassat Avenue. Immediately to the east are single family homes with a vacant parcel separating the subject site from the established residences; to the north is vacant commercial and single-family undeveloped; to the south is restaurant use and to the west is a warehouse use.

**SUPPLEMENTARY INFORMATION**

Staff acknowledges receipt of posted public notice sign by applicant on the subject property on was posted November 12, 2015:



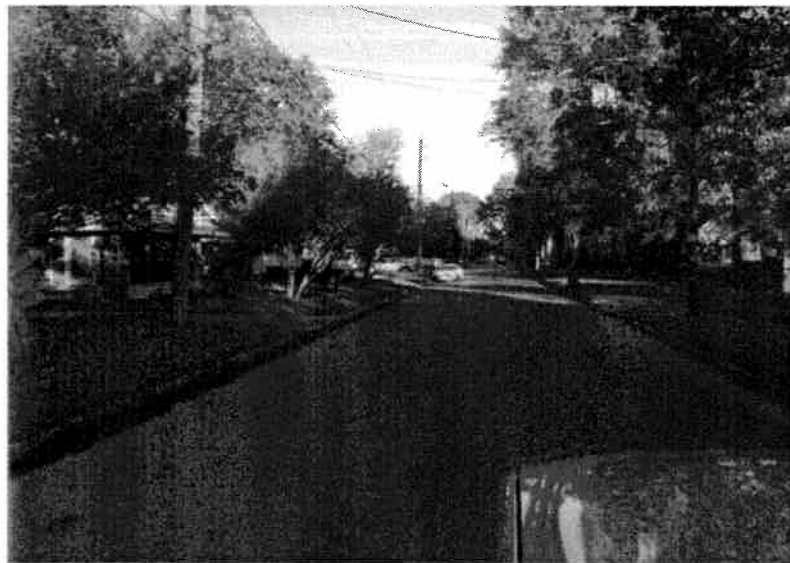
**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2015-729 be **APPROVED**.



Subject site

*Source: City of Jacksonville, Planning & Development Department*  
*Date: November 12, 2015*



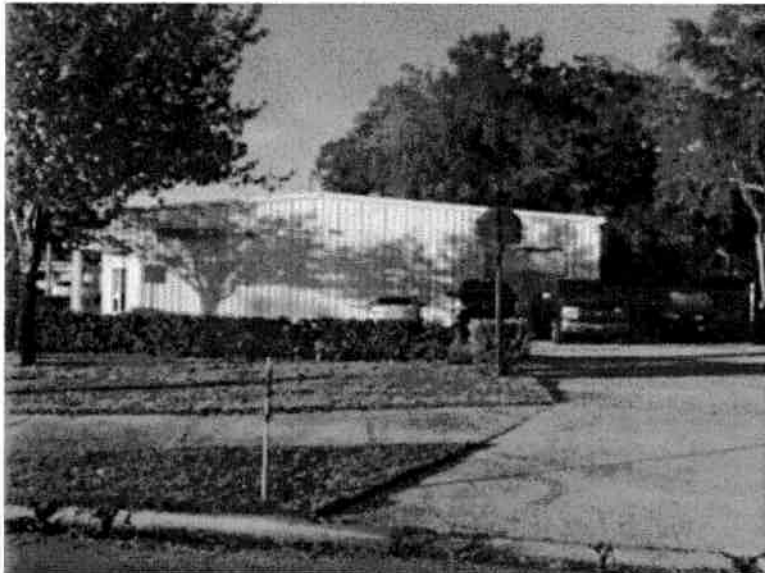
View looking east off right-of-way from subject property

*Source: City of Jacksonville, Planning & Development Department*  
*Date: November 12, 2015*



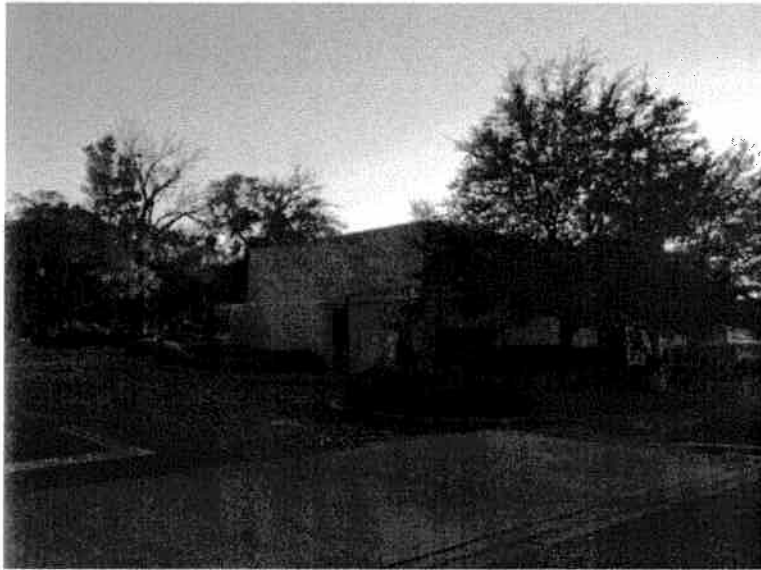
View looking west off right-of-way from subject property

*Source: City of Jacksonville, Planning & Development Department*  
*Date: November 12, 2015*



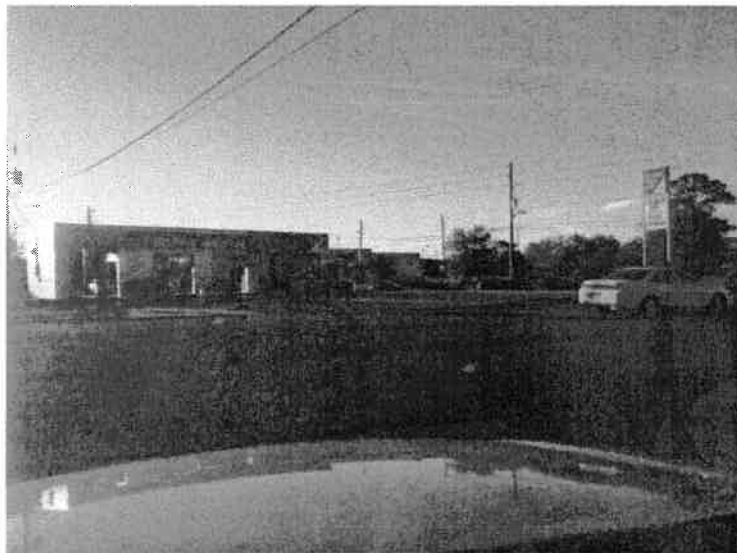
Warehouse located west of subject property

*Source: City of Jacksonville, Planning & Development Department*  
*Date: November 12, 2015*



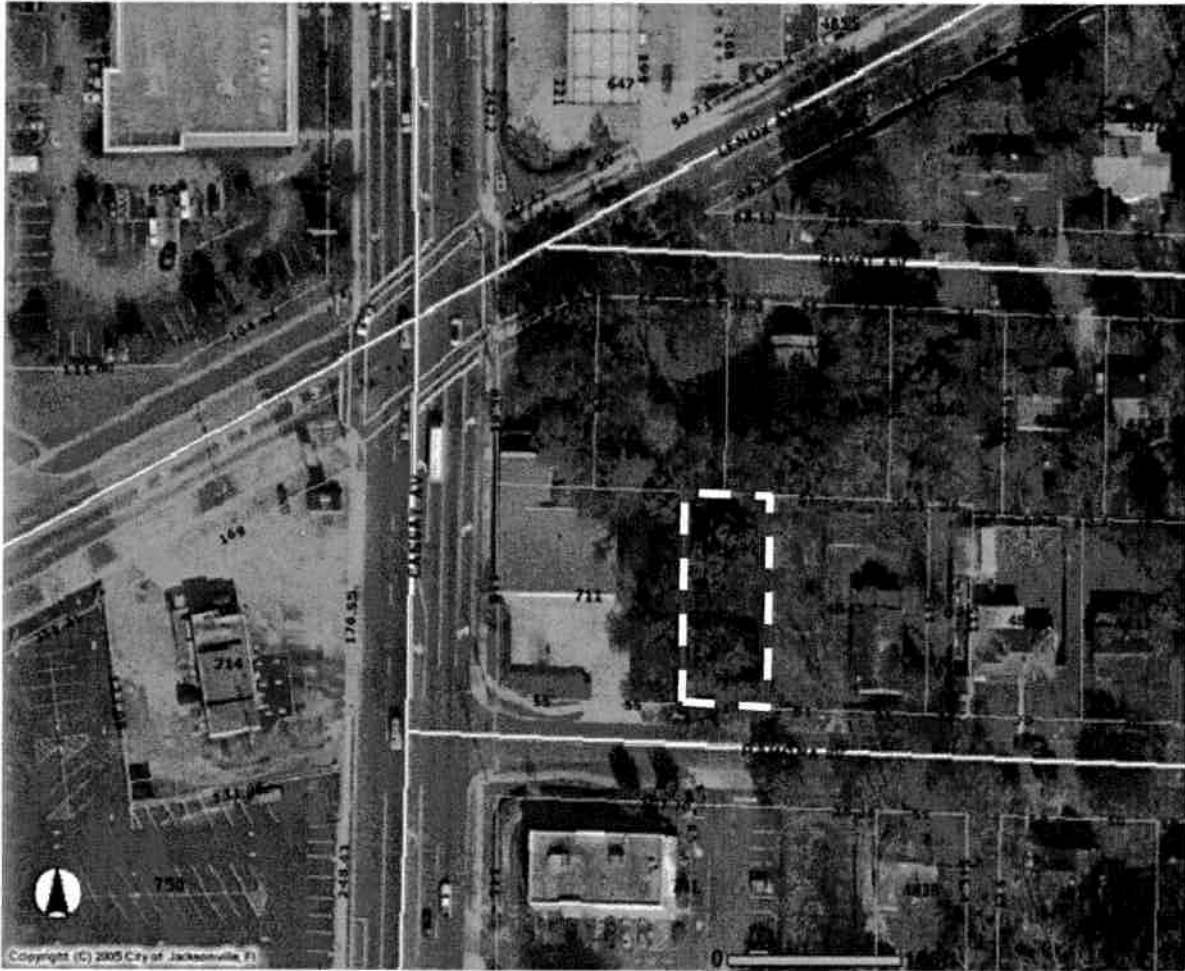
Fast food restaurant located south of subject site

*Source: City of Jacksonville, Planning & Development Department*  
*Date: November 12, 2015*



Service station located west of subject site

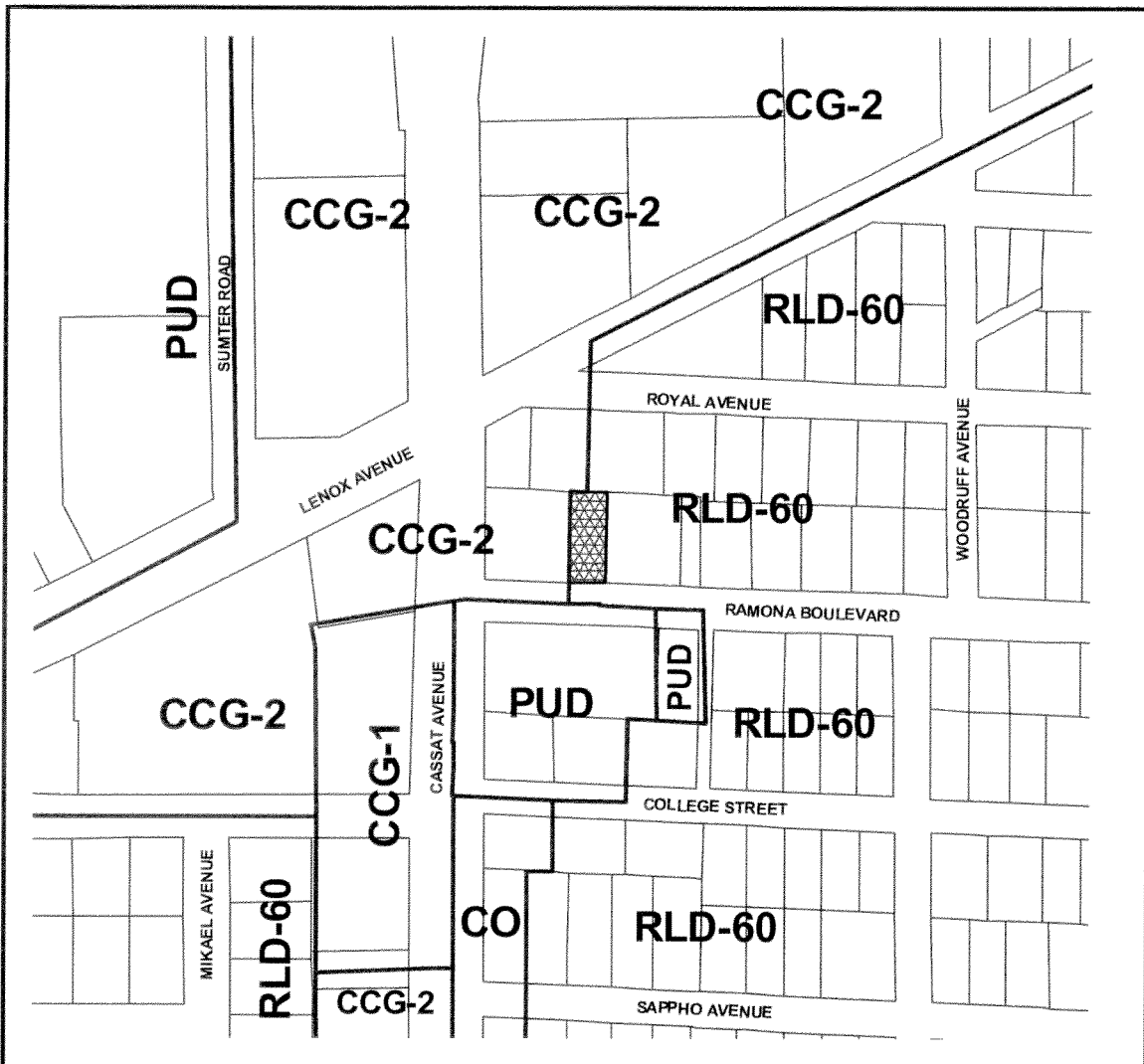
*Source: City of Jacksonville, Planning & Development Department*  
*Date: November 12, 2015*



Aerial of subject property

*Source: City of Jacksonville, Geographic Information System  
Date: November 12, 2015*





<p>REQUEST SOUGHT:</p> <p><b>FROM:</b> RLD-60</p> <p><b>TO:</b> CN</p>		<p>0 100 Feet</p> <p>COUNCIL DISTRICT: <b>9</b></p>
<p>ORDINANCE NUMBER: <b>ORD-2015-0729</b></p>	<p>TRACKING NUMBER: <b>T-2015-0954</b></p>	<p><b>Exhibit 2</b></p>