

1 Introduced and twice Substituted by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2021-573-E**

5 AN ORDINANCE REZONING APPROXIMATELY 8.44± ACRES,  
6 LOCATED IN COUNCIL DISTRICT 12 AT 740 CAHOON  
7 ROAD, 0 RAMONA BOULEVARD WEST, 8146 RAMONA  
8 BOULEVARD WEST, 8158 RAMONA BOULEVARD WEST, AND  
9 8172 RAMONA BOULEVARD WEST, BETWEEN CAHOON ROAD  
10 AND ESTATES COVE ROAD (R.E. NOS. 007018-0010,  
11 007018-0020, 007019-0000, 007020-0000, 007022-  
12 0010, 007022-0020, 007023-0000 AND 007023-  
13 0010), AS DESCRIBED HEREIN, OWNED BY SHEPHERD'S  
14 CHASE LLC AND RENEE F. MCNULTY, FROM RESIDENTIAL  
15 RURAL-ACRE (RR-ACRE) DISTRICT TO PLANNED UNIT  
16 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
17 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
18 MULTI-FAMILY RESIDENTIAL USES, AS DESCRIBED IN  
19 THE RAMONA PUD, PURSUANT TO FUTURE LAND USE MAP  
20 SERIES (FLUMS) SMALL-SCALE AMENDMENT  
21 APPLICATION L-5584-21C; PROVIDING A DISCLAIMER  
22 THAT THE REZONING GRANTED HEREIN SHALL NOT BE  
23 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
24 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
25

26 **WHEREAS**, the City of Jacksonville adopted a Small-Scale  
27 Amendment to the *2030 Comprehensive Plan* for the purpose of revising  
28 portions of the Future Land Use Map series (FLUMs) in order to ensure  
29 the accuracy and internal consistency of the plan, pursuant to the  
30 companion land use ordinance for application L-5584-21C; and

31 **WHEREAS**, in order to ensure consistency of zoning district with

1 the *2030 Comprehensive Plan* and the adopted companion Small-Scale  
2 Amendment L-5584-21C, an application to rezone and reclassify from  
3 Residential Rural-Acre (RR-Acre) District to Planned Unit Development  
4 (PUD) District was filed by Curtis Hart on behalf of the owners of  
5 approximately 8.44± acres of certain real property in Council District  
6 12, as more particularly described in Section 1; and

7 **WHEREAS**, the Planning and Development Department, in order to  
8 ensure consistency of this zoning district with the *2030 Comprehensive*  
9 *Plan*, has considered the rezoning and has rendered an advisory  
10 opinion; and

11 **WHEREAS**, the Planning Commission has considered the application  
12 and has rendered an advisory opinion; and

13 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due  
14 notice, held a public hearing and made its recommendation to the  
15 Council; and

16 **WHEREAS**, the City Council, after due notice, held a public  
17 hearing, and taking into consideration the above recommendations as  
18 well as all oral and written comments received during the public  
19 hearings, the Council finds that such rezoning is consistent with the  
20 *2030 Comprehensive Plan* adopted under the comprehensive planning  
21 ordinance for future development of the City of Jacksonville; and

22 **WHEREAS**, the Council finds that the proposed PUD does not affect  
23 adversely the orderly development of the City as embodied in the  
24 *Zoning Code*; will not affect adversely the health and safety of  
25 residents in the area; will not be detrimental to the natural  
26 environment or to the use or development of the adjacent properties  
27 in the general neighborhood; and the proposed PUD will accomplish the  
28 objectives and meet the standards of Section 656.340 (Planned Unit  
29 Development) of the *Zoning Code* of the City of Jacksonville; now,  
30 therefore

31 **BE IT ORDAINED** by the Council of the City of Jacksonville:

1           **Section 1.           Subject Property Location and Description.** The  
2 approximately 8.44± acres are located in Council District 12 at 740  
3 Cahoon Road, 0 Ramona Boulevard West, 8146 Ramona Boulevard West,  
4 8158 Ramona Boulevard West and 8172 Ramona Boulevard West, between  
5 Cahoon Road and Estates Cove Road (R.E. Nos. 007018-0010, 007018-  
6 0020, 007019-0000, 007020-0000, 007022-0010, 007022-0020, 007023-0000  
7 and 007023-0010), as more particularly described in **Exhibit 1**, dated  
8 August 22, 2022, and graphically depicted in **Exhibit 2**, both of which  
9 are **attached hereto** and incorporated herein by this reference (the  
10 "Subject Property").

11           **Section 2.           Owner and Applicant Description.** The Subject  
12 Property is owned by Shepherd's Chase LLC and Renee F. McNulty. The  
13 applicant is Curtis Hart, 8051 Tara Lane, Jacksonville, Florida 32216;  
14 (904) 993-5008.

15           **Section 3.           Property Rezoned.** The Subject Property,  
16 pursuant to adopted companion Small-Scale Amendment L-5584-21C, is  
17 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)  
18 District to Planned Unit Development (PUD) District. This new PUD  
19 district shall generally permit multi-family residential uses, and  
20 is described, shown and subject to the following documents, attached  
21 hereto:

22 **Exhibit 1** - Legal Description dated August 22, 2022.

23 **Exhibit 2** - Subject Property Map (prepared by P&DD).

24 **Exhibit 3** - Written Description dated August 22, 2022.

25 **Exhibit 4** - Site Plan dated August 9, 2022.

26           **Section 4.           Contingency.** This rezoning shall not become  
27 effective until thirty-one (31) days after adoption of the companion  
28 Small-Scale Amendment unless challenged by the state land planning  
29 agency; and further provided that if the companion Small-Scale  
30 Amendment is challenged by the state land planning agency, this  
31 rezoning shall not become effective until the state land planning

1 agency or the Administration Commission issues a final order  
2 determining the companion Small-Scale Amendment is in compliance with  
3 Chapter 163, *Florida Statutes*.

4       **Section 5.       Disclaimer.**       The rezoning granted herein  
5 shall not be construed as an exemption from any other applicable  
6 local, state, or federal laws, regulations, requirements, permits or  
7 approvals. All other applicable local, state or federal permits or  
8 approvals shall be obtained before commencement of the development  
9 or use and issuance of this rezoning is based upon acknowledgement,  
10 representation and confirmation made by the applicant(s), owner(s),  
11 developer(s) and/or any authorized agent(s) or designee(s) that the  
12 subject business, development and/or use will be operated in strict  
13 compliance with all laws. Issuance of this rezoning does not approve,  
14 promote or condone any practice or act that is prohibited or  
15 restricted by any federal, state or local laws.

16       **Section 6.       Effective Date.**       The enactment of this Ordinance  
17 shall be deemed to constitute a quasi-judicial action of the City  
18 Council and shall become effective upon signature by the Council  
19 President and the Council Secretary.

20  
21 Form Approved:

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23           /s/ Mary E. Staffopoulos          

24 Office of General Counsel

25 Legislation Prepared By: Bruce Lewis

26 GC-#1525642-v1-2021-573\_LUZ\_2nd\_Sub\_(Enrolled)