

1 Introduced by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2025-588**

5 AN ORDINANCE APPROVING APPLICATION FOR ZONING
6 EXCEPTION E-25-35 FOR PROPERTY LOCATED IN
7 COUNCIL DISTRICT 9 AT 7046 AND 7059 RAMONA
8 BOULEVARD, BETWEEN INTERSTATE-295 AND FAITH
9 MEMORIAL DRIVE (A PORTION OF R.E. NO(S). 007485-
10 0000 AND R.E. NO(S). 007515-0000), AS DESCRIBED
11 HEREIN, OWNED BY RMFM RE, LLC, REQUESTING AN
12 AUTOMOBILE STORAGE YARD IN THE COMMERCIAL
13 COMMUNITY/GENERAL-2 (CCG-2) DISTRICT, AS
14 DEFINED AND CLASSIFIED UNDER THE ZONING CODE;
15 ADOPTING RECOMMENDED FINDINGS AND CONCLUSIONS OF
16 THE LAND USE AND ZONING COMMITTEE; PROVIDING FOR
17 DISTRIBUTION; PROVIDING AN EFFECTIVE DATE.
18

19 **WHEREAS,** an application for a zoning exception, **On File** with
20 the City Council Legislative Services Division, was filed by John
21 Wallace, on behalf of the owner of property located in Council
22 District 9 at 7046 and 7059 Ramona Boulevard, between Interstate-295
23 and Faith Memorial Drive (a portion of R.E. No(s). 007485-0000 and
24 R.E. No(s). 007515-0000) (the "Subject Property"), requesting an
25 automobile storage yard in the Commercial Community/General-2 (CCG-
26 2) District; and

27 **WHEREAS,** the Planning and Development Department has
28 considered the application and all attachments thereto and has
29 rendered an advisory recommendation; and

30 **WHEREAS,** the Land Use and Zoning Committee, after due notice,
31 held a public hearing and having duly considered both the testimonial

1 and documentary evidence presented at the public hearing, has made
2 its recommendation to the Council; now therefore

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

4 **Section 1. Adoption of Findings and Conclusions.** The
5 Council has considered the recommendation of the Land Use and Zoning
6 Committee and reviewed the Staff Report of the Planning and
7 Development Department concerning application for zoning exception
8 E-25-35. Based upon the competent, substantial evidence contained in
9 the record, the Council hereby determines that the requested zoning
10 exception meets each of the following criteria required to grant the
11 request pursuant to Section 656.131(c), *Ordinance Code*, as
12 specifically identified in the Staff Report of the Planning and
13 Development Department:

14 (1) Will be consistent with the Comprehensive Plan, including
15 any subsequent plan adopted by the Council pursuant thereto;

16 (2) Will be compatible with the existing contiguous uses or
17 zoning and compatible with the general character of the area,
18 considering population density, design, scale and orientation of
19 structures to the area, property values, and existing similar uses
20 or zoning;

21 (3) Will not have an environmental impact inconsistent with the
22 health, safety and welfare of the community;

23 (4) Will not have a detrimental effect on vehicular or pedestrian
24 traffic, or parking conditions, and will not result in the generation
25 or creation of traffic inconsistent with the health, safety and
26 welfare of the community;

27 (5) Will not have a detrimental effect on the future development
28 of contiguous properties or the general area, according to the
29 Comprehensive Plan, including any subsequent amendment to the plan
30 adopted by the Council;

31 (6) Will not result in the creation of objectionable or

1 excessive noise, lights, vibrations, fumes, odors, dust or physical
2 activities, taking into account existing uses or zoning in the
3 vicinity;

4 (7) Will not overburden existing public services and facilities;

5 (8) Will be sufficiently accessible to permit entry onto the
6 property by fire, police, rescue and other services; and

7 (9) Will be consistent with the definition of a zoning
8 exception, and will meet the standards and criteria of the zoning
9 classification in which such use is proposed to be located, and all
10 other requirements for such particular use set forth elsewhere in the
11 Zoning Code, or otherwise adopted by the Planning Commission or
12 Council.

13 Therefore, zoning exception application E-25-35 is hereby
14 approved.

15 **Section 2. Owner and Description.** The Subject Property is
16 owned by RMFM RE, LLC, and is described in **Exhibit 1**, dated June 20,
17 2025, and graphically depicted in **Exhibit 2**, both attached hereto.
18 The applicant is John Wallace, Esq., 1 Independent Drive, Suite 3300,
19 Jacksonville, Florida, 32202; (904) 359-7700.

20 **Section 3. Distribution by Legislative Services.**
21 Legislative Services is hereby directed to mail a copy of this
22 legislation, as enacted, to the applicant and any other parties to
23 this matter who testified before the Land Use and Zoning Committee
24 or otherwise filed a qualifying written statement as defined in
25 Section 656.140(c), *Ordinance Code*.

26 **Section 4. Effective Date.** The enactment of this Ordinance
27 shall be deemed to constitute a quasi-judicial action of the City
28 Council and shall become effective upon signature by the Council
29 President and Council Secretary. Failure to exercise the zoning
30 exception, if herein granted, by the commencement of the use or action
31 herein approved within one (1) year of the effective date of this

1 legislation shall render this zoning exception invalid and all rights
2 arising therefrom shall terminate.

3
4 Form Approved:

5
6 /s/ Dylan Reingold

7 Office of General Counsel

8 Legislation Prepared By: Payton Jamieson

9 GC-#1701658-v1-2025-588_(E-25-35).docx