

1 The Land Use and Zoning Committee offers the following Substitute to  
2 File No. 2023-165:

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4 Introduced by the Land Use and Zoning Committee:

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7 **ORDINANCE 2023-165**

8 AN ORDINANCE REZONING APPROXIMATELY 2.16± ACRES  
9 LOCATED IN COUNCIL DISTRICT 12 AT 8385 RAMONA  
10 BOULEVARD, BETWEEN HAMMOND BOULEVARD AND ESTATES  
11 COVE ROAD (R.E. NO. 007142-0000), AS DESCRIBED  
12 HEREIN, OWNED BY RANDALL W. KERR, AS DESCRIBED  
13 HEREIN, FROM COMMERCIAL NEIGHBORHOOD (CN)  
14 DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)  
15 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
16 ZONING CODE, TO PERMIT INDUSTRIAL WAREHOUSING  
17 USES, AS DESCRIBED IN THE RAMONA KERR PUD,  
18 PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS)  
19 SMALL-SCALE AMENDMENT APPLICATION NUMBER L-5776-  
20 22C; PROVIDING A DISCLAIMER THAT THE REZONING  
21 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN  
22 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
23 PROVIDING AN EFFECTIVE DATE.

24  
25 **WHEREAS,** the City of Jacksonville adopted a Small-Scale  
26 Amendment to the *2045 Comprehensive Plan* for the purpose of revising  
27 portions of the Future Land Use Map series (FLUMs) in order to ensure  
28 the accuracy and internal consistency of the plan, pursuant to  
29 companion application L-5776-22C; and

30 **WHEREAS,** in order to ensure consistency of zoning district with  
31 the *2045 Comprehensive Plan* and the adopted companion Small-Scale

1 Amendment L-5776-22C, an application to rezone and reclassify from  
2 Commercial Neighborhood (CN) District to Planned Unit Development  
3 (PUD) District was filed by Chris Hagan on behalf of the owner of  
4 approximately 2.16± acres of certain real property in Council District  
5 12, as more particularly described in Section 1; and

6 **WHEREAS**, the Planning and Development Department, in order to  
7 ensure consistency of this zoning district with the *2045 Comprehensive*  
8 *Plan*, has considered the rezoning and has rendered an advisory  
9 opinion; and

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

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

15 **WHEREAS**, the City Council, after due notice, held a public  
16 hearing, and taking into consideration the above recommendations as  
17 well as all oral and written comments received during the public  
18 hearings, the Council finds that such rezoning is consistent with the  
19 *2045 Comprehensive Plan* adopted under the comprehensive planning  
20 ordinance for future development of the City of Jacksonville; and

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

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

30 **Section 1. Subject Property Location and Description.** The  
31 approximately 2.16± acres are located in Council District 12 at 8385

1 Ramona Boulevard, between Hammond Boulevard and Estates Cove Road  
2 (R.E. No. 007142-0000), as more particularly described in **Exhibit 1**,  
3 dated October 27, 2022, and graphically depicted in **Exhibit 2**, both  
4 of which are attached hereto and incorporated herein by this reference  
5 (the "Subject Property").

6 **Section 2. Owner and Applicant Description.** The Subject  
7 Property is owned by Randall W. Kerr. The applicant is Chris Hagan,  
8 208 North Laura Street, Suite 710, Jacksonville, Florida 32202; (904)  
9 349-5954.

10 **Section 3. Property Rezoned.** The Subject Property,  
11 pursuant to adopted companion Small-Scale Amendment Application L-  
12 5776-22C, is hereby rezoned and reclassified from Commercial  
13 Neighborhood (CN) District to Planned Unit Development (PUD)  
14 District. This new PUD district shall generally permit industrial  
15 warehousing uses, and is described, shown and subject to the following  
16 documents, attached hereto:

17 **Exhibit 1** - Legal Description dated October 27, 2022.

18 **Exhibit 2** - Subject Property per P&DD.

19 **Exhibit 3** - Written Description dated August 4, 2023.

20 **Exhibit 4** - Site Plan dated August 4, 2023.

21 **Section 4. Contingency.** This rezoning shall not become  
22 effective until thirty-one (31) days after adoption of the companion  
23 Small-Scale Amendment; and further provided that if the companion  
24 Small-Scale Amendment is challenged by the state land planning agency,  
25 this rezoning shall not become effective until the state land planning  
26 agency or the Administration Commission issues a final order  
27 determining the companion Small-Scale Amendment is in compliance with  
28 Chapter 163, *Florida Statutes*.

29 **Section 5. Disclaimer.** The rezoning granted herein  
30 shall **not** be construed as an exemption from any other applicable  
31 local, state, or federal laws, regulations, requirements, permits or

