

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-554**

5 AN ORDINANCE REZONING APPROXIMATELY 3.95± ACRES,
6 LOCATED IN COUNCIL DISTRICT 10 AT 6545 RAMONA
7 BOULEVARD AND 6535 RAMONA BOULEVARD, BETWEEN
8 LANE AVENUE SOUTH AND HENDERSON ROAD (R.E. NOS.
9 007440-0050 AND 007440-0060), AS DESCRIBED
10 HEREIN, OWNED BY RIPAL PATEL, AS TRUSTEE OF
11 FLORIDA LAND TRUST #007440-0050, AND OMKAR
12 HOTELS INC., FROM COMMERCIAL COMMUNITY/GENERAL-
13 1 (CCG-1) DISTRICT TO PLANNED UNIT DEVELOPMENT
14 (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER
15 THE ZONING CODE, TO PERMIT MULTI-FAMILY
16 RESIDENTIAL AND COMMERCIAL USES, AS DESCRIBED IN
17 THE RAMONA BLVD PUD; PROVIDING A DISCLAIMER THAT
18 THE REZONING GRANTED HEREIN SHALL NOT BE
19 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
20 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
21

22 **WHEREAS**, Ripal Patel, as Trustee of Florida Land Trust #007440-
23 0050, and Omkar Hotels Inc., the owners of approximately 3.95± acres
24 located in Council District 10 at 6545 Ramona Boulevard and 6535
25 Ramona Boulevard, between Lane Avenue South and Henderson Road (R.E.
26 Nos. 007440-0050 and 007440-0050), as more particularly described in
27 **Exhibit 1**, dated April 6, 2022, and graphically depicted in **Exhibit**
28 **2**, both of which are attached hereto (the "Subject Property"), has
29 applied for a rezoning and reclassification of that property from
30 Commercial Community/General-1 (CCG-1) District to Planned Unit
31 Development (PUD) District, as described in Section 1 below; and

1 **WHEREAS**, the Planning Commission has considered the application
2 and has rendered an advisory opinion; and

3 **WHEREAS**, the Land Use and Zoning Committee, after due notice and
4 public hearing, has made its recommendation to the Council; and

5 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
6 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives
7 and policies of the *2030 Comprehensive Plan*; and (3) is not in
8 conflict with any portion of the City's land use regulations; and

9 **WHEREAS**, the Council finds the proposed rezoning does not
10 adversely affect the orderly development of the City as embodied in
11 the Zoning Code; will not adversely affect the health and safety of
12 residents in the area; will not be detrimental to the natural
13 environment or to the use or development of the adjacent properties
14 in the general neighborhood; and will accomplish the objectives and
15 meet the standards of Section 656.340 (Planned Unit Development) of
16 the Zoning Code; now, therefore

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

18 **Section 1. Property Rezoned.** The Subject Property is
19 hereby rezoned and reclassified from Commercial Community/General-1
20 (CCG-1) District to Planned Unit Development (PUD) District. This
21 new PUD district shall generally permit multi-family residential and
22 commercial uses, and is described, shown and subject to the following
23 documents, attached hereto:

24 **Exhibit 1** - Legal Description dated April 6, 2022.

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

26 **Exhibit 3** - Written Description dated July 5, 2022.

27 **Exhibit 4** - Site Plan dated April 21, 2022.

28 **Section 2. Owner and Description.** The Subject Property
29 is owned by Ripal Patel, as Trustee of Florida Land Trust #007440-
30 0050, and Omkar Hotels Inc., and is legally described in **Exhibit 1**,
31 attached hereto. The applicant is Taylor Mejia, 208 North Laura

1 Street, Suite 710, Jacksonville, Florida 32202; (904) 349-5954.

2 **Section 3. Disclaimer.** The rezoning granted herein
3 shall not be construed as an exemption from any other applicable
4 local, state, or federal laws, regulations, requirements, permits or
5 approvals. All other applicable local, state or federal permits or
6 approvals shall be obtained before commencement of the development
7 or use and issuance of this rezoning is based upon acknowledgement,
8 representation and confirmation made by the applicant(s), owner(s),
9 developer(s) and/or any authorized agent(s) or designee(s) that the
10 subject business, development and/or use will be operated in strict
11 compliance with all laws. Issuance of this rezoning does not approve,
12 promote or condone any practice or act that is prohibited or
13 restricted by any federal, state or local laws.

14 **Section 4. Effective Date.** The enactment of this Ordinance
15 shall be deemed to constitute a quasi-judicial action of the City
16 Council and shall become effective upon signature by the Council
17 President and the Council Secretary.

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19 Form Approved:

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21 _____ /s/ Mary E. Staffopoulos

22 Office of General Counsel

23 Legislation Prepared By: Erin Abney

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