

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2024-865**

5 AN ORDINANCE REZONING APPROXIMATELY 10.15± ACRES
6 LOCATED IN COUNCIL DISTRICT 9 AT 0, 1465 AND 1515
7 N. OLD MIDDLEBURG ROAD AND 0 CHICKASAW AVENUE,
8 BETWEEN MEMORIAL PARK ROAD AND LENOX AVENUE (R.E.
9 NO(S). 011657-0000, 011648-0000, 011649-0000,
10 011650-0010 AND 011659-0010), AS DESCRIBED
11 HEREIN, OWNED BY DONALD RAY TAYLOR (LIFE ESTATE),
12 FROM RESIDENTIAL MEDIUM DENSITY-B (RMD-B)
13 DISTRICT TO RESIDENTIAL MEDIUM DENSITY-D (RMD-D)
14 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
15 ZONING CODE; PROVIDING A DISCLAIMER THAT THE
16 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
17 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
18 PROVIDING AN EFFECTIVE DATE.
19

20 **WHEREAS**, Donald Ray Taylor (Life Estate), the owner of
21 approximately 10.15± acres located in Council District 9 at 0, 1465
22 and 1515 N. Old Middleburg Road and 0 Chickasaw Avenue, between
23 Memorial Park Road and Lenox Avenue (R.E. No(s). 011657-0000, 011648-
24 0000, 011649-0000, 011650-0010 and 011659-0010), as more particularly
25 described in **Exhibit 1**, dated September 25, 2024, and graphically
26 depicted in **Exhibit 2**, both of which are attached hereto (the "Subject
27 Property"), has applied for a rezoning and reclassification of the
28 Subject Property from Residential Medium Density-B (RMD-B) District
29 to Residential Medium Density-D (RMD-D) District; and

30 **WHEREAS**, the Planning and Development Department has
31 considered the application and has rendered an advisory

1 recommendation; and

2 **WHEREAS**, the Planning Commission, acting as the local planning
3 agency, has reviewed the application and made an advisory
4 recommendation to the Council; and

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

8 **WHEREAS**, taking into consideration the above recommendations
9 and all other evidence entered into the record and testimony taken
10 at the public hearings, the Council finds that such rezoning: (1) is
11 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
12 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
13 not in conflict with any portion of the City's land use regulations;
14 now therefore

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

16 **Section 1. Property Rezoned.** The Subject Property is
17 hereby rezoned and reclassified from Residential Medium Density-B
18 (RMD-B) District to Residential Medium Density-D (RMD-D) District,
19 as defined and classified under the Zoning Code, City of Jacksonville,
20 Florida.

21 **Section 2. Owner and Description.** The Subject Property is
22 owned by Donald Ray Taylor (Life Estate), and is legally described
23 in **Exhibit 1**, attached hereto. The applicant is Curtis Hart, 8051
24 Tara Lane, Jacksonville, Florida, 32216; (904) 993-5008.

25 **Section 3. Disclaimer.** The rezoning granted herein shall
26 **not** be construed as an exemption from any other applicable local,
27 state, or federal laws, regulations, requirements, permits or
28 approvals. All other applicable local, state or federal permits or
29 approvals shall be obtained before commencement of the development
30 or use and issuance of this rezoning is based upon acknowledgement,
31 representation and confirmation made by the applicant(s), owners(s),

1 developer(s) and/or any authorized agent(s) or designee(s) that the
2 subject business, development and/or use will be operated in strict
3 compliance with all laws. Issuance of this rezoning does **not** approve,
4 promote or condone any practice or act that is prohibited or
5 restricted by any federal, state or local laws.

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

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11 Form Approved:

12
13 /s/ Dylan Reingold

14 Office of General Counsel

15 Legislation Prepared by: Kaysie Cox

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