

Introduced by the Land Use and Zoning Committee:

**ORDINANCE 2024-612-E**

AN ORDINANCE REZONING APPROXIMATELY 0.5± ACRES  
LOCATED IN COUNCIL DISTRICT 8 AT 0 IOWA AVENUE,  
BETWEEN OAK STREET AND PALMETTO STREET (R.E. NO(S).  
003994-0005), OWNED BY RYRAD HOME BUILDERS, INC.,  
AS DESCRIBED HEREIN, FROM RESIDENTIAL RURAL-ACRE  
(RR-ACRE) DISTRICT TO RESIDENTIAL LOW DENSITY-90  
(RLD-90) DISTRICT, AS DEFINED AND CLASSIFIED UNDER  
THE ZONING CODE; PROVIDING A DISCLAIMER THAT THE  
REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED AS  
AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
PROVIDING AN EFFECTIVE DATE.

**WHEREAS,** Ryrad Home Builders, Inc., the owner of approximately  
0.5± acres located in Council District 8 at 0 Iowa Avenue, between  
Oak Street and Palmetto Street (R.E. No(s). 003994-0005), as more  
particularly described in **Exhibit 1**, dated July 1, 2024, and  
graphically depicted in **Exhibit 2**, both of which are attached hereto  
(the "Subject Property"), has applied for a rezoning and  
reclassification of the Subject Property from Residential Rural-Acre  
(RR-Acre) District to Residential Low Density-90 (RLD-90) District;  
and

**WHEREAS,** the Planning and Development Department has  
considered the application and has rendered an advisory  
recommendation; and

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

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

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

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

12       **Section 1.       Property Rezoned.** The Subject Property is  
13 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)  
14 District to Residential Low Density-90 (RLD-90) District, as defined  
15 and classified under the Zoning Code, City of Jacksonville, Florida.

16       **Section 2.       Owner and Description.** The Subject Property is  
17 owned by Ryrad Home Builders, Inc., and is legally described in  
18 **Exhibit 1**, attached hereto. The applicant is Janice Fleet, 11557  
19 Hidden Harbor Way, Jacksonville, Florida, 32223; (904) 666-7038.

20       **Section 3.       Disclaimer.** The rezoning granted herein  
21 shall **not** be construed as an exemption from any other applicable  
22 local, state, or federal laws, regulations, requirements, permits or  
23 approvals. All other applicable local, state or federal permits or  
24 approvals shall be obtained before commencement of the development  
25 or use and issuance of this rezoning is based upon acknowledgement,  
26 representation and confirmation made by the applicant(s), owner(s),  
27 developer(s) and/or any authorized agent(s) or designee(s) that the  
28 subject business, development and/or use will be operated in strict  
29 compliance with all laws. Issuance of this rezoning does **not** approve,  
30 promote or condone any practice or act that is prohibited or  
31 restricted by any federal, state or local laws.

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

Form Approved:

          /s/ Dylan Reingold          

Office of General Counsel

Legislation Prepared By: Jackie Williams

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