

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-515-E**

5 AN ORDINANCE REZONING APPROXIMATELY 7.04± ACRES
6 LOCATED IN COUNCIL DISTRICT 12 AT 0 NORMANDY
7 BOULEVARD, BETWEEN CHAFFEE ROAD AND STRATTON
8 ROAD (R.E. NO. 012815-0010), AS DESCRIBED
9 HEREIN, OWNED BY MONUMENT MINI-STORAGE, INC.,
10 FROM RESIDENTIAL LOW DENSITY-60 (RLD-60)
11 DISTRICT TO RESIDENTIAL MEDIUM DENSITY-A (RMD-
12 A) DISTRICT, AS DEFINED AND CLASSIFIED UNDER
13 THE ZONING CODE; PROVIDING A DISCLAIMER THAT
14 THE REZONING GRANTED HEREIN SHALL NOT BE
15 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
16 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
17

18 **WHEREAS**, Monument Mini-Storage, Inc., the owner of approximately
19 7.04± acres located in Council District 12 at 0 Normandy Boulevard,
20 between Chaffee Road and Stratton Road (R.E. No. 012815-0010), as
21 more particularly described in **Exhibit 1**, dated June 23, 2020, and
22 graphically depicted in **Revised Exhibit 2**, both of which are **attached**
23 **hereto** (Subject Property), has applied for a rezoning and
24 reclassification of the Subject Property from Residential Low
25 Density-60 (RLD-60) District to Residential Medium Density-A (RMD-A)
26 District; and

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

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

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

3 **WHEREAS**, taking into consideration the above recommendations and
4 all other evidence entered into the record and testimony taken at the
5 public hearings, the Council finds that such rezoning: (1) is
6 consistent with the *2030 Comprehensive Plan*; (2) furthers the goals,
7 objectives and policies of the *2030 Comprehensive Plan*; and (3) is
8 not in conflict with any portion of the City's land use regulations;
9 now, therefore

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

11 **Section 1. Property Rezoned.** The Subject Property is
12 hereby rezoned and reclassified from Residential Low Density-60 (RLD-
13 60) District to Residential Medium Density-A (RMD-A) District, as
14 defined and classified under the Zoning Code, City of Jacksonville,
15 Florida.

16 **Section 2. Owner and Description.** The Subject Property is
17 owned by Monument Mini-Storage, Inc., and is described in **Exhibit 1**,
18 **attached hereto**. The agent is L. Charles Mann, 165 Arlington Road,
19 Jacksonville, Florida 32211; (904) 721-1546.

20 **Section 3. Disclaimer.** The rezoning granted herein shall
21 **not** be construed as an exemption from any other applicable local,
22 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), owners(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.

