

1 Introduced by the Land Use and Zoning Committee:  
2  
3

4 **ORDINANCE 2021-573**

5 AN ORDINANCE REZONING APPROXIMATELY 6.69± ACRES  
6 LOCATED IN COUNCIL DISTRICT 12 AT 740 CAHOON  
7 ROAD, 0 RAMONA BOULEVARD WEST, 8146 RAMONA  
8 BOULEVARD WEST, AND 8158 RAMONA BOULEVARD WEST,  
9 BETWEEN CAHOON ROAD AND ESTATES COVE ROAD (R.E.  
10 NOS. 007018-0010, 007018-0020, 007019-0000,  
11 007020-0000, 007023-0000 AND 007023-0010), OWNED  
12 BY FIRST BAPTIST CHURCH OF JACKSONVILLE, FLORIDA  
13 INC., AS DESCRIBED HEREIN, FROM RESIDENTIAL  
14 RURAL-ACRE (RR-ACRE) DISTRICT TO RESIDENTIAL  
15 MEDIUM DENSITY-D (RMD-D) DISTRICT, AS DEFINED AND  
16 CLASSIFIED UNDER THE ZONING CODE, PURSUANT TO  
17 FUTURE LAND USE MAP SERIES (FLUMS) SMALL-SCALE  
18 AMENDMENT APPLICATION NUMBER L-5584-21C;  
19 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
20 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
21 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
22 EFFECTIVE DATE.  
23

24 **WHEREAS**, the City of Jacksonville adopted a Small-Scale  
25 Amendment to the *2030 Comprehensive Plan* for the purpose of revising  
26 portions of the Future Land Use Map series (FLUMs) in order to ensure  
27 the accuracy and internal consistency of the plan, pursuant to  
28 companion application L-5584-21C; and

29 **WHEREAS**, in order to ensure consistency of zoning district with  
30 the *2030 Comprehensive Plan* and the adopted companion Small-Scale  
31 Amendment L-5584-21C, an application to rezone and reclassify from

1 Residential Rural-Acre (RR-Acre) District to Residential Medium  
2 Density-D (RMD-D) District was filed by Curtis L. Hart, on behalf of  
3 the owner of approximately 6.69± acres of certain real property in  
4 Council District 12, as more particularly described in Section 1; and

5 **WHEREAS**, the Planning and Development Department, in order to  
6 ensure consistency of this zoning district with the *2030 Comprehensive*  
7 *Plan*, has considered the rezoning and has rendered an advisory  
8 opinion; and

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

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

14 **WHEREAS**, the City Council, after due notice, held a public  
15 hearing, and taking into consideration the above recommendations as  
16 well as all oral and written comments received during the public  
17 hearings, the Council finds that such rezoning is consistent with the  
18 *2030 Comprehensive Plan* adopted under the comprehensive planning  
19 ordinance for future development of the City of Jacksonville; now,  
20 therefore

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

22 **Section 1. Subject Property Location and Description.** The  
23 approximately 6.69± acres (R.E. Nos. 007018-0010, 007018-0020,  
24 007019-0000, 007020-0000, 007023-0000 and 007023-0010) is located in  
25 Council District 12 at 740 Cahoon Road, 0 Ramona Boulevard West, 8146  
26 Ramona Boulevard West, and 8158 Ramona Boulevard West, between Cahoon  
27 Road and Estates Cove Road, as more particularly described in **Exhibit**  
28 **1**, dated June 21, 2021, and graphically depicted in **Exhibit 2**, both  
29 of which are **attached hereto** and incorporated herein by this reference  
30 (the "Subject Property").

31 **Section 2. Owner and Applicant Description.** The Subject

1 Property is owned by First Baptist Church of Jacksonville, Florida  
2 Inc. The applicant is Curtis L. Hart, 8051 Tara Lane, Jacksonville,  
3 Florida 32216; (904) 993-5008.

4 **Section 3. Property Rezoned.** The Subject Property,  
5 pursuant to adopted companion Small-Scale Amendment Application L-  
6 5584-21C, is hereby rezoned and reclassified from Residential Rural-  
7 Acre (RR-Acre) District to Residential Medium Density-D (RMD-D)  
8 District.

9 **Section 4. Contingency.** This rezoning shall not become  
10 effective until 31 days after adoption of the companion Small-Scale  
11 Amendment; and further provided that if the companion Small-Scale  
12 Amendment is challenged by the state land planning agency, this  
13 rezoning shall not become effective until the state land planning  
14 agency or the Administration Commission issues a final order  
15 determining the companion Small-Scale Amendment is in compliance with  
16 Chapter 163, *Florida Statutes*.

17 **Section 5. Disclaimer.** The rezoning granted herein  
18 shall not be construed as an exemption from any other applicable  
19 local, state, or federal laws, regulations, requirements, permits or  
20 approvals. All other applicable local, state or federal permits or  
21 approvals shall be obtained before commencement of the development  
22 or use and issuance of this rezoning is based upon acknowledgement,  
23 representation and confirmation made by the applicant(s), owner(s),  
24 developer(s) and/or any authorized agent(s) or designee(s) that the  
25 subject business, development and/or use will be operated in strict  
26 compliance with all laws. Issuance of this rezoning does not approve,  
27 promote or condone any practice or act that is prohibited or  
28 restricted by any federal, state or local laws.

29 **Section 6. Effective Date.** The enactment of this Ordinance  
30 shall be deemed to constitute a quasi-judicial action of the City  
31 Council and shall become effective upon signature by the Council

1 President and the Council Secretary.

2

3 Form Approved:

4

5           /s/ Mary E. Staffopoulos          

6 Office of General Counsel

7 Legislation Prepared By: Krista Fogarty

8 GC-#1447576-v3-2021-573\_(Z-3602).docx