

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2025-587**

5 AN ORDINANCE REZONING APPROXIMATELY 34.48± ACRES
6 LOCATED IN COUNCIL DISTRICT 9 AT 7046 AND 7059
7 RAMONA BOULEVARD, BETWEEN INTERSTATE-295 AND
8 FAITH MEMORIAL DRIVE (A PORTION OF R.E. NO(S).
9 007485-0000 AND R.E. NO(S). 007515-0000), OWNED
10 BY RMFM RE, LLC, AS DESCRIBED HEREIN, FROM
11 RESIDENTIAL MEDIUM DENSITY-D (RMD-D) DISTRICT TO
12 COMMERCIAL COMMUNITY/GENERAL-2 (CCG-2) DISTRICT
13 ON APPROXIMATELY 21.78± ACRES, AND FROM
14 RESIDENTIAL MEDIUM DENSITY-D (RMD-D) DISTRICT TO
15 CONSERVATION (CSV) DISTRICT ON APPROXIMATELY
16 12.7± ACRES, FOR A TOTAL OF APPROXIMATELY 34.48±
17 ACRES, AS DEFINED AND CLASSIFIED UNDER THE ZONING
18 CODE, PURSUANT TO FUTURE LAND USE MAP SERIES
19 SMALL-SCALE AMENDMENT APPLICATION NUMBER L-6034-
20 25C; PROVIDING A DISCLAIMER THAT THE REZONING
21 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
22 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
23 PROVIDING AN EFFECTIVE DATE.
24

25 **WHEREAS,** the City of Jacksonville adopted a Small-Scale
26 Amendment to the *2045 Comprehensive Plan* for the purpose of revising
27 portions of the Future Land Use Map series (FLUMs) in order to ensure
28 the accuracy and internal consistency of the plan, pursuant to
29 companion application L-6034-25C; and

30 **WHEREAS,** in order to ensure consistency of zoning district
31 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale

1 Amendment L-6034-25C, an application to rezone and reclassify from
2 Residential Medium Density-D (RMD-D) District to Commercial
3 Community/General-2 (CCG-2) District on approximately 21.78± acres,
4 and from Residential Medium Density-D (RMD-D) District to
5 Conservation (CSV) District on approximately 12.7± acres, for a total
6 of approximately 34.48± acres of certain real property in Council
7 District 9, as more particularly described in Section 1; and

8 **WHEREAS,** the Planning and Development Department, in order to
9 ensure consistency of this zoning district with the *2045 Comprehensive*
10 *Plan*, has considered the rezoning and has rendered an advisory
11 opinion; and

12 **WHEREAS,** the Planning Commission has considered the
13 application and has rendered an advisory opinion; and

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

17 **WHEREAS,** the City Council, after due notice, held a public
18 hearing, and taking into consideration the above recommendations as
19 well as all oral and written comments received during the public
20 hearings, the Council finds that such rezoning is consistent with the
21 *2045 Comprehensive Plan* adopted under the comprehensive planning
22 ordinance for future development of the City of Jacksonville; now
23 therefore

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

25 **Section 1. Subject Property Location and Description.** The
26 approximately 34.48± acres are located in Council District 9 at 7046
27 and 7059 Ramona Boulevard, between Interstate-295 and Faith Memorial
28 Drive (a portion of R.E. No(s). 007485-0000 and R.E. No(s). 007515-
29 0000), as more particularly described in **Exhibit 1**, dated June 20,
30 2025, and graphically depicted in **Exhibit 2**, both of which are
31 attached hereto and incorporated herein by this reference (the

1 "Subject Property").

2 **Section 2. Owner and Applicant Description.** The Subject
3 Property is owned by RMFM RE, LLC. The applicant is John Wallace,
4 Esq., 1 Independent Drive, Suite 3300, Jacksonville, Florida, 32202;
5 (904) 359-7700.

6 **Section 3. Property Rezoned.** The Subject Property,
7 pursuant to adopted companion Small-Scale Amendment Application
8 L-6034-25C, is hereby rezoned and reclassified from Residential
9 Medium Density-B (RMD-B) District to Commercial Community/General-2
10 (CCG-2) District and Conservation (CSV) District.

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

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

31 **Section 6. Effective Date.** The enactment of this Ordinance

1 shall be deemed to constitute a quasi-judicial action of the City
2 Council and shall become effective upon signature by the Council
3 President and the Council Secretary.

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5 Form Approved:

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8 Office of General Counsel

9 Legislation Prepared By: Payton Jamieson

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