

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-554-E**

5 AN ORDINANCE REZONING APPROXIMATELY 3.95± ACRES,
6 LOCATED IN COUNCIL DISTRICT 10 AT 6545 RAMONA
7 BOULEVARD AND 6535 RAMONA BOULEVARD, BETWEEN
8 LANE AVENUE SOUTH AND HENDERSON ROAD (R.E. NOS.
9 007440-0050 AND 007440-0060), AS DESCRIBED
10 HEREIN, OWNED BY RIPAL PATEL, AS TRUSTEE OF
11 FLORIDA LAND TRUST #007440-0050, AND OMKAR
12 HOTELS INC., FROM COMMERCIAL COMMUNITY/GENERAL-
13 1 (CCG-1) DISTRICT TO PLANNED UNIT DEVELOPMENT
14 (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER
15 THE ZONING CODE, TO PERMIT MULTI-FAMILY
16 RESIDENTIAL AND COMMERCIAL USES, AS DESCRIBED IN
17 THE RAMONA BLVD PUD; PUD SUBJECT TO CONDITIONS;
18 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
19 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
20 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
21 EFFECTIVE DATE.
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23 **WHEREAS**, Ripal Patel, as Trustee of Florida Land Trust #007440-
24 0050, and Omkar Hotels Inc., the owners of approximately 3.95± acres
25 located in Council District 10 at 6545 Ramona Boulevard and 6535
26 Ramona Boulevard, between Lane Avenue South and Henderson Road (R.E.
27 Nos. 007440-0050 and 007440-0050), as more particularly described in
28 **Exhibit 1**, dated April 6, 2022, and graphically depicted in **Exhibit**
29 **2**, both of which are attached hereto (the "Subject Property"), has
30 applied for a rezoning and reclassification of that property from
31 Commercial Community/General-1 (CCG-1) District to Planned Unit

1 Development (PUD) District, as described in Section 1 below; and

2 **WHEREAS**, the Planning Commission has considered the application
3 and has rendered an advisory opinion; and

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

6 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
7 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives
8 and policies of the *2030 Comprehensive Plan*; and (3) is not in
9 conflict with any portion of the City's land use regulations; and

10 **WHEREAS**, the Council finds the proposed rezoning does not
11 adversely affect the orderly development of the City as embodied in
12 the Zoning Code; will not adversely affect the health and safety of
13 residents in the area; will not be detrimental to the natural
14 environment or to the use or development of the adjacent properties
15 in the general neighborhood; and will accomplish the objectives and
16 meet the standards of Section 656.340 (Planned Unit Development) of
17 the Zoning Code; now, therefore

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

19 **Section 1. Property Rezoned.** The Subject Property is
20 hereby rezoned and reclassified from Commercial Community/General-1
21 (CCG-1) District to Planned Unit Development (PUD) District. This
22 new PUD district shall generally permit multi-family residential and
23 commercial uses, and is described, shown and subject to the following
24 documents, attached hereto:

25 **Exhibit 1** - Legal Description dated April 6, 2022.

26 **Exhibit 2** - Subject Property per P&DD.

27 **Exhibit 3** - Written Description dated July 5, 2022.

28 **Exhibit 4** - Site Plan dated April 21, 2022.

29 **Section 2. Rezoning Approved Subject to Conditions.** This
30 rezoning is approved subject to the following conditions. Such
31 conditions control over the Written Description and the Site Plan and

1 may only be amended through a rezoning:

2 (1) Pedestrian access shall be provided by sidewalks installed
3 in accordance with the *2030 Comprehensive Plan*, or as otherwise
4 approved by the Planning and Development Department.

5 (2) The development shall meet the requirements of the ITE
6 Parking Generation Manual, unless otherwise approved by the Planning
7 and Development Department.

8 **Section 3. Owner and Description.** The Subject Property
9 is owned by Ripal Patel, as Trustee of Florida Land Trust #007440-
10 0050, and Omkar Hotels Inc., and is legally described in **Exhibit 1**,
11 attached hereto. The applicant is Taylor Mejia, 208 North Laura
12 Street, Suite 710, Jacksonville, Florida 32202; (904) 349-5954.

13 **Section 4. Disclaimer.** The rezoning granted herein
14 shall not be construed as an exemption from any other applicable
15 local, state, or federal laws, regulations, requirements, permits or
16 approvals. All other applicable local, state or federal permits or
17 approvals shall be obtained before commencement of the development
18 or use and issuance of this rezoning is based upon acknowledgement,
19 representation and confirmation made by the applicant(s), owner(s),
20 developer(s) and/or any authorized agent(s) or designee(s) that the
21 subject business, development and/or use will be operated in strict
22 compliance with all laws. Issuance of this rezoning does not approve,
23 promote or condone any practice or act that is prohibited or
24 restricted by any federal, state or local laws.

25 **Section 5. Effective Date.** The enactment of this Ordinance
26 shall be deemed to constitute a quasi-judicial action of the City
27 Council and shall become effective upon signature by the Council
28 President and the Council Secretary.

1 Form Approved:

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3 /s/ Mary E. Staffopoulos

4 Office of General Counsel

5 Legislation Prepared By: Erin Abney

6 GC-#1525617-v1-2022-554-E