

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

4 **ORDINANCE 2024-830-E**

5 AN ORDINANCE REZONING APPROXIMATELY 22.91± ACRES
6 LOCATED IN COUNCIL DISTRICT 14 AT 5570 118TH
7 STREET AND 0, 6601, 6621, AND 6627 SEABOARD
8 AVENUE, BETWEEN 118TH STREET, SEABOARD AVENUE,
9 VISTA VERDE STREET AND DOR MIL COURT (R.E. NO(S).
10 103511-1000; 103511-0100; 103512-0000; 103504-
11 0000; 103512-1000), AS DESCRIBED HEREIN, OWNED
12 BY RONALD HARTLEY AND JOHN M. HAMILTON, JR., FROM
13 RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT TO
14 RESIDENTIAL LOW DENSITY-40 (RLD-40) DISTRICT, AS
15 DEFINED AND CLASSIFIED UNDER THE ZONING CODE;
16 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
17 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
18 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
19 EFFECTIVE DATE.
20

21 **WHEREAS,** Ronald Hartley and John M. Hamilton, Jr., the owners
22 of approximately 22.91± acres located in Council District 14 at 5570
23 118th Street and 0, 6601, 6621, and 6627 Seaboard Avenue, between
24 118th Street, Seaboard Avenue, Vista Verde Street and Dor Mil Court
25 (R.E. No(s). 103511-1000; 103511-0100; 103512-0000; 103504-0000;
26 103512-1000), as more particularly described in **Exhibit 1**, dated
27 September 11, 2024, and graphically depicted in **Exhibit 2**, both of
28 which are attached hereto (the "Subject Property"), have applied for
29 a rezoning and reclassification of the Subject Property from
30 Residential Rural-Acre (RR-Acre) District to Residential Low Density-
31 40 (RLD-40) District; and

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

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

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

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

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

18 **Section 1. Property Rezoned.** The Subject Property is
19 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)
20 District to Residential Low Density-40 (RLD-40) District, as defined
21 and classified under the Zoning Code, City of Jacksonville, Florida.

22 **Section 2. Owner and Description.** The Subject Property is
23 owned by Ronald Hartley and John M. Hamilton, Jr., and is legally
24 described in **Exhibit 1**, attached hereto. The applicant is Cyndy
25 Trimmer, Esq., 1 Independent Drive, Suite 1200, Jacksonville,
26 Florida, 32202; (904) 807-0185.

27 **Section 3. Disclaimer.** The rezoning granted herein shall
28 **not** be construed as an exemption from any other applicable local,
29 state, or federal laws, regulations, requirements, permits or
30 approvals. All other applicable local, state or federal permits or
31 approvals shall be obtained before commencement of the development

1 or use and issuance of this rezoning is based upon acknowledgement,
2 representation and confirmation made by the applicant(s), owners(s),
3 developer(s) and/or any authorized agent(s) or designee(s) that the
4 subject business, development and/or use will be operated in strict
5 compliance with all laws. Issuance of this rezoning does **not** approve,
6 promote or condone any practice or act that is prohibited or
7 restricted by any federal, state or local laws.

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

12
13 Form Approved:

14
15 /s/ Dylan Reingold

16 Office of General Counsel

17 Legislation Prepared By: Connor Corrigan

18 GC-#1653561-v1-2024-830_(Z-5686).docx