

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2025-586**

5 AN ORDINANCE ADOPTING A SMALL-SCALE AMENDMENT TO  
6 THE FUTURE LAND USE MAP SERIES OF THE 2045  
7 *COMPREHENSIVE PLAN* BY CHANGING THE FUTURE LAND  
8 USE DESIGNATION FROM MEDIUM DENSITY RESIDENTIAL  
9 (MDR) TO COMMUNITY/GENERAL COMMERCIAL (CGC) ON  
10 APPROXIMATELY 21.78± ACRES AND MEDIUM DENSITY  
11 RESIDENTIAL (MDR) TO CONSERVATION (CSV) ON  
12 APPROXIMATELY 12.7± ACRES, FOR A TOTAL OF  
13 APPROXIMATELY 34.48± ACRES, LOCATED IN COUNCIL  
14 DISTRICT 9 AT 7046 AND 7059 RAMONA BOULEVARD,  
15 BETWEEN INTERSTATE-295 AND FAITH MEMORIAL DRIVE  
16 (A PORTION OF R.E. NO(S). 007485-0000 AND R.E.  
17 NO(S). 007515-0000), OWNED BY RMFM RE, LLC, AS  
18 MORE PARTICULARLY DESCRIBED HEREIN, PURSUANT TO  
19 APPLICATION NUMBER L-6034-25C; PROVIDING A  
20 DISCLAIMER THAT THE AMENDMENT GRANTED HEREIN  
21 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
22 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
23 DATE.  
24

25 **WHEREAS,** pursuant to the provisions of Section 650.402(b),  
26 *Ordinance Code*, and Section 163.3187(1), *Florida Statutes*, an  
27 application for a proposed Small-Scale Amendment to the Future Land  
28 Use Map series (FLUMs) of the 2045 *Comprehensive Plan* to change the  
29 future land use designation from Medium Density Residential (MDR) to  
30 Community/General Commercial (CGC) on approximately 21.78± acres and  
31 Medium Density Residential (MDR) to Conservation (CSV) on

1 approximately 12.7± acres, for a total of approximately 34.48± acres  
2 of certain real property in Council District 9 was filed by John  
3 Wallace, Esq., on behalf of the owner, RMFM RE, LLC; and

4 **WHEREAS,** the Planning and Development Department reviewed the  
5 proposed revision and application and has prepared a written report  
6 and rendered an advisory recommendation to the City Council with  
7 respect to the proposed amendment; and

8 **WHEREAS,** the Planning Commission, acting as the Local Planning  
9 Agency (LPA), held a public hearing on this proposed amendment, with  
10 due public notice having been provided, reviewed and considered  
11 comments received during the public hearing and made its  
12 recommendation to the City Council; and

13 **WHEREAS,** the Land Use and Zoning (LUZ) Committee of the City  
14 Council held a public hearing on this proposed amendment to the *2045*  
15 *Comprehensive Plan*, pursuant to Chapter 650, Part 4, *Ordinance Code*,  
16 considered all written and oral comments received during the public  
17 hearing, and has made its recommendation to the City Council; and

18 **WHEREAS,** the City Council held a public hearing on this  
19 proposed amendment, with public notice having been provided, pursuant  
20 to Section 163.3187, *Florida Statutes*, and Chapter 650, Part 4,  
21 *Ordinance Code*, and considered all oral and written comments received  
22 during public hearings, including the data and analysis portions of  
23 this proposed amendment to the *2045 Comprehensive Plan* and the  
24 recommendations of the Planning and Development Department, the  
25 Planning Commission and the LUZ Committee; and

26 **WHEREAS,** in the exercise of its authority, the City Council  
27 has determined it necessary and desirable to adopt this proposed  
28 amendment to the *2045 Comprehensive Plan* to preserve and enhance  
29 present advantages, encourage the most appropriate use of land, water,  
30 and resources consistent with the public interest, overcome present  
31 deficiencies, and deal effectively with future problems which may

1 result from the use and development of land within the City of  
2 Jacksonville; now therefore

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

4 **Section 1. Purpose and Intent.** This Ordinance is adopted  
5 to carry out the purpose and intent of, and exercise the authority  
6 set out in, the Community Planning Act, Sections 163.3161 through  
7 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as  
8 amended.

9 **Section 2. Subject Property Location and Description.** The  
10 approximately 34.48± acres are located in Council District 9 at 7046  
11 and 7059 Ramona Boulevard, between Interstate-295 and Faith Memorial  
12 Drive (a portion of R.E. No(s). 007485-0000 and R.E. No(s). 007515-  
13 0000), as more particularly described in **Exhibit 1**, dated June 20,  
14 2025, and graphically depicted in **Exhibit 2**, both attached hereto and  
15 incorporated herein by this reference (the "Subject Property").

16 **Section 3. Owner and Applicant Description.** The Subject  
17 Property is owned by RMFM RE, LLC. The applicant is John Wallace,  
18 Esq., 1 Independent Drive, Suite 3300, Jacksonville, Florida, 32202;  
19 (904) 359-7700.

20 **Section 4. Adoption of Small-Scale Land Use Amendment.** The  
21 City Council hereby adopts a proposed Small-Scale revision to the  
22 Future Land Use Map series of the *2045 Comprehensive Plan* by changing  
23 the Future Land Use Map designation of the Subject Property from  
24 Medium Density Residential (MDR) to Community/General Commercial  
25 (CGC) and Conservation (CSV), pursuant to Small-Scale Application  
26 Number L-6034-25C.

27 **Section 5. Applicability, Effect and Legal Status.** The  
28 applicability and effect of the *2045 Comprehensive Plan*, as herein  
29 amended, shall be as provided in the Community Planning Act, Sections  
30 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All  
31 development undertaken by, and all actions taken in regard to

1 development orders by governmental agencies in regard to land which  
2 is subject to the *2045 Comprehensive Plan*, as herein amended, shall  
3 be consistent therewith as of the effective date of this amendment  
4 to the plan.

5       **Section 6.       Effective Date of this Plan Amendment.**

6       (a) If the amendment meets the criteria of Section 163.3187,  
7 *Florida Statutes*, as amended, and is not challenged, the effective  
8 date of this plan amendment shall be thirty-one (31) days after  
9 adoption.

10       (b) If challenged within thirty (30) days after adoption, the  
11 plan amendment shall not become effective until the state land  
12 planning agency or the Administration Commission, respectively,  
13 issues a final order determining the adopted Small-Scale Amendment  
14 to be in compliance.

15       **Section 7.       Disclaimer.** The amendment granted herein shall  
16 **not** be construed as an exemption from any other applicable local,  
17 state, or federal laws, regulations, requirements, permits or  
18 approvals. All other applicable local, state or federal permits or  
19 approvals shall be obtained before commencement of the development  
20 or use, and issuance of this amendment is based upon acknowledgement,  
21 representation and confirmation made by the applicant(s), owner(s),  
22 developer(s) and/or any authorized agent(s) or designee(s) that the  
23 subject business, development and/or use will be operated in strict  
24 compliance with all laws. Issuance of this amendment does **not** approve,  
25 promote or condone any practice or act that is prohibited or  
26 restricted by any federal, state or local laws.

27       **Section 8.       Effective Date.** This Ordinance shall become  
28 effective upon signature by the Mayor or upon becoming effective  
29 without the Mayor's signature.  
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1 Form Approved:

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3 /s/ Dylan Reingold

4 Office of General Counsel

5 Legislation Prepared By: Kaleigh Shuler

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