

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-253**

5 AN ORDINANCE REZONING APPROXIMATELY 9.23± ACRES
6 LOCATED IN COUNCIL DISTRICT 10 AT 7917 LAFORE
7 ROAD, BETWEEN BUTTERCUP STREET AND NOROAD (R.E.
8 NO. 013827-0000), AS DESCRIBED HEREIN, OWNED BY
9 FREEDOM DEVELOPMENT GROUP, LLC, FROM
10 RESIDENTIAL MEDIUM DENSITY-MH (RMD-MH) DISTRICT
11 TO RESIDENTIAL MEDIUM DENSITY-A (RMD-A)
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
13 ZONING CODE; PROVIDING A DISCLAIMER THAT THE
14 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
15 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
16 PROVIDING AN EFFECTIVE DATE.
17

18 **WHEREAS**, Freedom Development Group, LLC, the owner of
19 approximately 9.23± acres located in Council District 10 at 7917
20 Lafore Road, between Buttercup Street and Noroad (R.E. No. 013827-
21 0000), as more particularly described in **Exhibit 1**, dated February
22 23, 2022, and graphically depicted in **Exhibit 2**, both of which are
23 **attached hereto** (the "Subject Property"), has applied for a rezoning
24 and reclassification of the Subject Property from Residential Medium
25 Density-MH (RMD-MH) District to Residential Medium Density-A (RMD-A)
26 District; and

27 **WHEREAS**, the Planning and Development Department has considered
28 the application and has rendered an advisory recommendation; and

29 **WHEREAS**, the Planning Commission, acting as the local planning
30 agency, has reviewed the application and made an advisory
31 recommendation to the Council; and

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

4 **WHEREAS**, taking into consideration the above recommendations and
5 all other evidence entered into the record and testimony taken at the
6 public hearings, the Council finds that such rezoning: (1) is
7 consistent with the *2030 Comprehensive Plan*; (2) furthers the goals,
8 objectives and policies of the *2030 Comprehensive Plan*; and (3) is
9 not in conflict with any portion of the City's land use regulations;
10 now, therefore

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

12 **Section 1. Property Rezoned.** The Subject Property is
13 hereby rezoned and reclassified from Residential Medium Density-MH
14 (RMD-MH) District to Residential Medium Density-A (RMD-A) District,
15 as defined and classified under the Zoning Code, City of Jacksonville,
16 Florida.

17 **Section 2. Owner and Description.** The Subject Property is
18 owned by Freedom Development Group, LLC, and is described in **Exhibit**
19 **1, attached hereto.** The applicant is William Gause, 654 Southeast
20 Fort Island Trail, Crystal River, Florida 34429; (904) 368-6969.

21 **Section 3. Disclaimer.** The rezoning granted herein shall
22 **not** be construed as an exemption from any other applicable local,
23 state, or federal laws, regulations, requirements, permits or
24 approvals. All other applicable local, state or federal permits or
25 approvals shall be obtained before commencement of the development
26 or use and issuance of this rezoning is based upon acknowledgement,
27 representation and confirmation made by the applicant(s), owners(s),
28 developer(s) and/or any authorized agent(s) or designee(s) that the
29 subject business, development and/or use will be operated in strict
30 compliance with all laws. Issuance of this rezoning does **not** approve,
31 promote or condone any practice or act that is prohibited or

1 restricted by any federal, state or local laws.

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

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7 Form Approved:

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9 /s/ Mary E. Staffopoulos

10 Office of General Counsel

11 Legislation Prepared By: Kaysie Cox

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