

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2019-545**

5 AN ORDINANCE REZONING APPROXIMATELY 13.11±  
6 ACRES LOCATED IN COUNCIL DISTRICT 12, AT 9820  
7 NOROAD, BETWEEN 103<sup>RD</sup> STREET AND NOROAD (R.E.  
8 NO. 012986-0010), AS DESCRIBED HEREIN, OWNED  
9 BY NEWNA, LLC, FROM RESIDENTIAL RURAL-ACRE  
10 (RR-ACRE) DISTRICT TO RESIDENTIAL LOW DENSITY-  
11 50 (RLD-50) DISTRICT, AS DEFINED AND  
12 CLASSIFIED UNDER THE ZONING CODE; PROVIDING A  
13 DISCLAIMER THAT THE REZONING GRANTED HEREIN  
14 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM  
15 ANY OTHER APPLICABLE LAWS; PROVIDING AN  
16 EFFECTIVE DATE.  
17

18 **WHEREAS**, NEWNA, LLC, the owner of approximately 13.11± acres  
19 located in Council District 12, at 9820 Noroad, between 103<sup>rd</sup> Street  
20 and Noroad (R.E. No. 012986-0010), as more particularly described  
21 in **Exhibit 1**, dated June 11, 2019, and graphically depicted in  
22 **Exhibit 2**, both of which are **attached hereto** and incorporated  
23 herein by this reference (Subject Property), has applied for a  
24 rezoning and reclassification of the Subject Property from  
25 Residential Rural-Acre (RR-Acre) District to Residential Low  
26 Density-50 (RLD-50) District; and

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

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

1 recommendation to the Council; and

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

4       **WHEREAS**, taking into consideration the above recommendations  
5 and all other evidence entered into the record and testimony taken  
6 at the public hearings, the Council finds that such rezoning: (1)  
7 is consistent with the *2030 Comprehensive Plan*; (2) furthers the  
8 goals, objectives and policies of the *2030 Comprehensive Plan*; and  
9 (3) is not in conflict with any portion of the City's land use  
10 regulations; 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 Rural-Acre (RR-  
14 Acre) District to Residential Low Density-50 (RLD-50) District, as  
15 defined and classified under the Zoning Code, City of Jacksonville,  
16 Florida.

17       **Section 2. Owner and Description.** The Subject Property  
18 is owned by NEWNA, LLC, and is described in **Exhibit 1, attached**  
19 **hereto**. The agent is Zach Miller, Esq., 501 Riverside Avenue,  
20 Suite 901, Jacksonville, Florida 32202; (904) 396-5731.

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),  
28 owners(s), developer(s) and/or any authorized agent(s) or  
29 designee(s) that the subject business, development and/or use will  
30 be operated in strict compliance with all laws. Issuance of this  
31 rezoning does **not** approve, promote or condone any practice or act

1 that is prohibited or restricted by any federal, state or local  
2 laws.

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

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8 Form Approved:

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10           /s/ Shannon K. Eller          

11 Office of General Counsel

12 Legislation Prepared By: Bruce Lewis

13 GC-#1296076-v1-Rez\_-\_9820\_Noroad\_Z-2404