

1 The Land Use and Zoning Committee offers the following Second  
2 Substitute to File No. 2021-573:

3  
4 Introduced and Substituted by the Land Use and Zoning Committee:  
5

6  
7 **ORDINANCE 2021-573**

8 AN ORDINANCE REZONING APPROXIMATELY 8.44± ACRES,  
9 LOCATED IN COUNCIL DISTRICT 12 AT 740 CAHOON  
10 ROAD, 0 RAMONA BOULEVARD WEST, 8146 RAMONA  
11 BOULEVARD WEST, 8158 RAMONA BOULEVARD WEST, AND  
12 8172 RAMONA BOULEVARD WEST, BETWEEN CAHOON ROAD  
13 AND ESTATES COVE ROAD (R.E. NOS. 007018-0010,  
14 007018-0020, 007019-0000, 007020-0000, 007022-  
15 0010, 007022-0020, 007023-0000 AND 007023-  
16 0010), AS DESCRIBED HEREIN, OWNED BY SHEPHERD'S  
17 CHASE LLC AND RENEE F. MCNULTY, FROM RESIDENTIAL  
18 RURAL-ACRE (RR-ACRE) DISTRICT TO PLANNED UNIT  
19 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
20 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
21 MULTI-FAMILY RESIDENTIAL USES, AS DESCRIBED IN  
22 THE RAMONA PUD, PURSUANT TO FUTURE LAND USE MAP  
23 SERIES (FLUMS) SMALL-SCALE AMENDMENT  
24 APPLICATION L-5584-21C; PROVIDING A DISCLAIMER  
25 THAT THE REZONING GRANTED HEREIN SHALL NOT BE  
26 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
27 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
28

29 **WHEREAS,** the City of Jacksonville adopted a Small-Scale  
30 Amendment to the *2030 Comprehensive Plan* for the purpose of revising  
31 portions of the Future Land Use Map series (FLUMs) in order to ensure

1 the accuracy and internal consistency of the plan, pursuant to the  
2 companion land use ordinance for application L-5584-21C; and

3 **WHEREAS**, in order to ensure consistency of zoning district with  
4 the *2030 Comprehensive Plan* and the adopted companion Small-Scale  
5 Amendment L-5584-21C, an application to rezone and reclassify from  
6 Residential Rural-Acre (RR-Acre) District to Planned Unit Development  
7 (PUD) District was filed by Curtis Hart on behalf of the owners of  
8 approximately 8.44± acres of certain real property in Council District  
9 12, as more particularly described in Section 1; and

10 **WHEREAS**, the Planning and Development Department, in order to  
11 ensure consistency of this zoning district with the *2030 Comprehensive*  
12 *Plan*, has considered the rezoning and has rendered an advisory  
13 opinion; and

14 **WHEREAS**, the Planning Commission has considered the application  
15 and has rendered an advisory opinion; and

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

19 **WHEREAS**, the City Council, after due notice, held a public  
20 hearing, and taking into consideration the above recommendations as  
21 well as all oral and written comments received during the public  
22 hearings, the Council finds that such rezoning is consistent with the  
23 *2030 Comprehensive Plan* adopted under the comprehensive planning  
24 ordinance for future development of the City of Jacksonville; and

25 **WHEREAS**, the Council finds that the proposed PUD does not affect  
26 adversely the orderly development of the City as embodied in the  
27 *Zoning Code*; will not affect adversely the health and safety of  
28 residents in the area; will not be detrimental to the natural  
29 environment or to the use or development of the adjacent properties  
30 in the general neighborhood; and the proposed PUD will accomplish the  
31 objectives and meet the standards of Section 656.340 (Planned Unit

1 Development) of the *Zoning Code* of the City of Jacksonville; now,  
2 therefore

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

4 **Section 1. Subject Property Location and Description.** The  
5 approximately 8.44± acres are located in Council District 12 at 740  
6 Cahoon Road, 0 Ramona Boulevard West, 8146 Ramona Boulevard West,  
7 8158 Ramona Boulevard West and 8172 Ramona Boulevard West, between  
8 Cahoon Road and Estates Cove Road (R.E. Nos. 007018-0010, 007018-  
9 0020, 007019-0000, 007020-0000, 007022-0010, 007022-0020, 007023-0000  
10 and 007023-0010), as more particularly described in **Exhibit 1**, dated  
11 August 22, 2022, and graphically depicted in **Exhibit 2**, both of which  
12 are **attached hereto** and incorporated herein by this reference (the  
13 "Subject Property").

14 **Section 2. Owner and Applicant Description.** The Subject  
15 Property is owned by Shepherd's Chase LLC and Renee F. McNulty. The  
16 applicant is Curtis Hart, 8051 Tara Lane, Jacksonville, Florida 32216;  
17 (904) 993-5008.

18 **Section 3. Property Rezoned.** The Subject Property,  
19 pursuant to adopted companion Small-Scale Amendment L-5584-21C, is  
20 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)  
21 District to Planned Unit Development (PUD) District. This new PUD  
22 district shall generally permit multi-family residential uses, and  
23 is described, shown and subject to the following documents, attached  
24 hereto:

25 **Exhibit 1** - Legal Description dated August 22, 2022.

26 **Exhibit 2** - Subject Property Map (prepared by P&DD).

27 **Exhibit 3** - Written Description dated August 22, 2022.

28 **Exhibit 4** - Site Plan dated August 9, 2022.

29 **Section 4. Contingency.** This rezoning shall not become  
30 effective until thirty-one (31) days after adoption of the companion  
31 Small-Scale Amendment unless challenged by the state land planning

1 agency; and further provided that if the companion Small-Scale  
2 Amendment is challenged by the state land planning agency, this  
3 rezoning shall not become effective until the state land planning  
4 agency or the Administration Commission issues a final order  
5 determining the companion Small-Scale Amendment is in compliance with  
6 Chapter 163, *Florida Statutes*.

7       **Section 5. Disclaimer.** The rezoning granted herein  
8 shall not be construed as an exemption from any other applicable  
9 local, state, or federal laws, regulations, requirements, permits or  
10 approvals. All other applicable local, state or federal permits or  
11 approvals shall be obtained before commencement of the development  
12 or use and issuance of this rezoning is based upon acknowledgement,  
13 representation and confirmation made by the applicant(s), owner(s),  
14 developer(s) and/or any authorized agent(s) or designee(s) that the  
15 subject business, development and/or use will be operated in strict  
16 compliance with all laws. Issuance of this rezoning does not approve,  
17 promote or condone any practice or act that is prohibited or  
18 restricted by any federal, state or local laws.

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

23  
24 Form Approved:

25  
26           /s/ Mary E. Staffopoulos          

27 Office of General Counsel

28 Legislation Prepared By: Bruce Lewis

29 GC-#1524778-v2-2021-573\_LUZ\_2nd\_Sub.docx