

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2019-516**

5 AN ORDINANCE REZONING APPROXIMATELY 19.00±
6 ACRES LOCATED IN COUNCIL DISTRICT 12, AT 7220
7 ROUND HOUSE ROAD, 7221 ROUND HOUSE ROAD, 7247
8 ROUND HOUSE ROAD, 7273 ROUND HOUSE ROAD, 7301
9 ROUND HOUSE ROAD, 7369 ROUND HOUSE ROAD, 0
10 TAYLOR FIELD ROAD AND 10270 HIPPS ROAD,
11 BETWEEN ROUND HOUSE ROAD AND LONGLEAF BRANCH
12 DRIVE, AS DESCRIBED HEREIN, OWNED BY THE ROUND
13 HOUSE ROAD LAND TRUST, FROM RESIDENTIAL RURAL-
14 ACRE (RR-ACRE) DISTRICT TO RESIDENTIAL LOW
15 DENSITY-50 (RLD-50) DISTRICT, AS DEFINED AND
16 CLASSIFIED UNDER THE ZONING CODE; PROVIDING A
17 DISCLAIMER THAT THE REZONING GRANTED HEREIN
18 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM
19 ANY OTHER APPLICABLE LAWS; PROVIDING AN
20 EFFECTIVE DATE.
21

22 **WHEREAS**, the Round House Road Land Trust, the owner of
23 approximately 19.00± acres located in Council District 12, at 7220
24 Round House Road, 7221 Round House Road, 7247 Round House Road,
25 7273 Round House Road, 7301 Round House Road, 7369 Round House
26 Road, 0 Taylor Field Road and 10270 Hipps Road, between Round House
27 Road and Longleaf Branch Drive, as more particularly described in
28 **Exhibit 1**, dated June 18, 2019, and graphically depicted in **Exhibit**
29 **2**, both of which are **attached hereto** and incorporated herein by
30 this reference (Subject Property), has applied for a rezoning and
31 reclassification of the Subject Property from Residential Rural-

1 Acre (RR-Acre) District to Residential Low Density-50 (RLD-50)
2 District; and

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

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

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

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

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

19 **Section 1. Property Rezoned.** The Subject Property is
20 hereby rezoned and reclassified from Residential Rural-Acre (RR-
21 Acre) District to Residential Low Density-50 (RLD-50) District, as
22 defined and classified under the Zoning Code, City of Jacksonville,
23 Florida.

24 **Section 2. Owners and Description.** The Subject Property
25 is owned by the Round House Road Land Trust, and is described in
26 **Exhibit 1, attached hereto.** The agent is Wyman R. Duggan, 1301
27 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207;
28 (904) 398-3911.

29 **Section 3. Disclaimer.** The rezoning granted herein shall
30 **not** be construed as an exemption from any other applicable local,
31 state, or federal laws, regulations, requirements, permits or

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

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

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16 Form Approved:

17
18 /s/ Shannon K. Eller

19 Office of General Counsel

20 Legislation Prepared By: Connie Patterson

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