

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

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4 Introduced by the Land Use and Zoning Committee:

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7 **ORDINANCE 2021-573**

8 AN ORDINANCE REZONING APPROXIMATELY 6.69± ACRES,
9 LOCATED IN COUNCIL DISTRICT 12 AT 740 CAHOON
10 ROAD, 0 RAMONA BOULEVARD WEST, 8146 RAMONA
11 BOULEVARD WEST, AND 8158 RAMONA BOULEVARD WEST,
12 BETWEEN CAHOON ROAD AND ESTATES COVE ROAD (R.E.
13 NOS. 007018-0010, 007018-0020, 007019-0000,
14 007020-0000, 007023-0000 AND 007023-0010), AS
15 DESCRIBED HEREIN, OWNED BY SHEPHERD'S CHASE LLC,
16 FROM RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT
17 TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
18 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
19 PERMIT MULTI-FAMILY RESIDENTIAL USES, AS
20 DESCRIBED IN THE RAMONA PUD, PURSUANT TO FUTURE
21 LAND USE MAP SERIES (FLUMS) SMALL-SCALE
22 AMENDMENT APPLICATION L-5584-21C; PROVIDING A
23 DISCLAIMER THAT THE REZONING GRANTED HEREIN
24 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
25 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
26 DATE.

27
28 **WHEREAS,** the City of Jacksonville adopted a Small-Scale
29 Amendment to the *2030 Comprehensive Plan* for the purpose of revising
30 portions of the Future Land Use Map series (FLUMs) in order to ensure
31 the accuracy and internal consistency of the plan, pursuant to the

1 companion land use ordinance for application L-5584-21C; and

2 **WHEREAS**, in order to ensure consistency of zoning district with
3 the *2030 Comprehensive Plan* and the adopted companion Small-Scale
4 Amendment L-5584-21C, an application to rezone and reclassify from
5 Residential Rural-Acre (RR-Acre) District to Planned Unit Development
6 (PUD) District was filed by Curtis L. Hart, on behalf of the owner
7 of approximately 6.69± acres of certain real property in Council
8 District 12, as more particularly described in Section 1; and

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

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

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

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

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

1 therefore

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

3 **Section 1. Subject Property Location and Description.** The
4 approximately 6.69± acres are located in Council District 12 at 740
5 Cahoon Road, 0 Ramona Boulevard West, 8146 Ramona Boulevard West, and
6 8158 Ramona Boulevard West, between Cahoon Road and Estates Cove Road
7 (R.E. Nos. 007018-0010, 007018-0020, 007019-0000, 007020-0000,
8 007023-0000 and 007023-0010), as more particularly described in
9 **Exhibit 1**, dated June 21, 2021, and graphically depicted in **Exhibit**
10 **2**, both of which are **attached hereto** and incorporated herein by this
11 reference (the "Subject Property").

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

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

22 **Exhibit 1** - Legal Description dated June 21, 2021.

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

24 **Exhibit 3** - Written Description dated November 16, 2021.

25 **Exhibit 4** - Site Plan dated October 11, 2021.

26 **Section 4. Contingency.** This rezoning shall not become
27 effective until thirty-one (31) days after adoption of the companion
28 Small-Scale Amendment unless challenged by the state land planning
29 agency; and further provided that if the companion Small-Scale
30 Amendment is challenged by the state land planning agency, this
31 rezoning shall not become effective until the state land planning

1 agency or the Administration Commission issues a final order
2 determining the companion Small-Scale Amendment is in compliance with
3 Chapter 163, *Florida Statutes*.

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

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

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21 Form Approved:

22
23 /s/ Mary E. Staffopoulos

24 Office of General Counsel

25 Legislation Prepared By: Krista Fogarty

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