

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-17**

5 AN ORDINANCE REZONING APPROXIMATELY 1.67± ACRES
6 LOCATED IN COUNCIL DISTRICT 12 AT 0 BRANAN FIELD
7 ROAD, BETWEEN DAWSONS CREEK DRIVE AND CECIL
8 CONNECTOR ROAD (R.E. NO. 002346-0500), AS
9 DESCRIBED HEREIN, OWNED BY JAKE R. FULMER AND
10 WENDY L. FULMER, FROM RESIDENTIAL RURAL-ACRE
11 (RR-ACRE) DISTRICT TO RESIDENTIAL LOW DENSITY-
12 100A (RLD-100A) DISTRICT, AS DEFINED AND
13 CLASSIFIED UNDER THE ZONING CODE; PROVIDING A
14 DISCLAIMER THAT THE REZONING GRANTED HEREIN
15 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
16 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
17 DATE.

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19 **WHEREAS**, Jake R. Fulmer and Wendy L. Fulmer, the owners of
20 approximately 1.67± acres located in Council District 12 at 0 Branan
21 Field Road, between Dawsons Creek Drive and Cecil Connector Road
22 (R.E. No. 002346-0500), as more particularly described in **Exhibit 1**,
23 dated December 3, 2020, and graphically depicted in **Exhibit 2**, both
24 of which are **attached hereto** (Subject Property), have applied for a
25 rezoning and reclassification of the Subject Property from
26 Residential Rural-Acre (RR-Acre) District to Residential Low Density-
27 100A (RLD-100A) District; and

28 **WHEREAS**, the Planning and Development Department has considered
29 the application and has rendered an advisory 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 and
3 public hearing has made its recommendation to the 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 Rural-Acre (RR-Acre)
14 District to Residential Low Density-100A (RLD-100A) District, as
15 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 Jake R. Fulmer and Wendy L. Fulmer, and is described in
19 **Exhibit 1, attached hereto.** The applicant is the owner, Jake R.
20 Fulmer, 2332 Dunn Avenue, Jacksonville, Florida 32218; (904) 751-
21 0840.

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

