

1 Introduced by the Land Use and Zoning Committee:  
2  
3

4 **ORDINANCE 2019-543**

5 AN ORDINANCE TRANSMITTING A PROPOSED LARGE SCALE  
6 REVISION TO THE FUTURE LAND USE MAP SERIES OF THE  
7 2030 COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND  
8 USE DESIGNATION FROM LOW DENSITY RESIDENTIAL  
9 (LDR), COMMUNITY/GENERAL COMMERCIAL (CGC),  
10 CONSERVATION (CSV), AND RECREATION AND OPEN SPACE  
11 (ROS) TO MEDIUM DENSITY RESIDENTIAL (MDR) AND  
12 CONSERVATION (CSV) ON APPROXIMATELY 53.44± ACRES  
13 LOCATED IN COUNCIL DISTRICT 10 AT 7046 RAMONA  
14 BOULEVARD AND 7059 RAMONA BOULEVARD, BETWEEN  
15 INTERSTATE 10 AND RAMONA BOULEVARD, OWNED BY RMFM  
16 RE, LLC, AS MORE PARTICULARLY DESCRIBED HEREIN,  
17 PURSUANT TO APPLICATION NUMBER L-5385-19A, FOR  
18 TRANSMITTAL TO THE STATE OF FLORIDA'S VARIOUS  
19 AGENCIES FOR REVIEW; PROVIDING A DISCLAIMER THAT  
20 THE TRANSMITTAL GRANTED HEREIN SHALL NOT BE  
21 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
22 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

23  
24 **WHEREAS**, pursuant to the provisions of Section 650.402(b),  
25 *Ordinance Code*, Application Number L-5385-19A requesting a revision to  
26 the Future Land Use Map series of the *2030 Comprehensive Plan* to change  
27 the future land use designation from Low Density Residential (LDR),  
28 Community/General Commercial (CGC), Conservation (CSV), and Recreation  
29 and Open Space (ROS) to Medium Density Residential (MDR) and  
30 Conservation (CSV) has been filed by Zach Miller, Esq., on behalf of  
31 RMFM RE, LLC, the owner of certain real property located in Council

1 District 10, as more particularly described in Section 2; and

2       **WHEREAS**, the Planning and Development Department reviewed the  
3 proposed revision and application, held a public information workshop  
4 on this proposed amendment to the *2030 Comprehensive Plan*, with due  
5 public notice having been provided, and having reviewed and considered  
6 all comments received during the public workshop, has prepared a  
7 written report and rendered an advisory recommendation to the Council  
8 with respect to this proposed amendment; and

9       **WHEREAS**, the Planning Commission, acting as the Local Planning  
10 Agency (LPA), held a public hearing on this proposed amendment, with  
11 due public notice having been provided, reviewed and considered all  
12 comments received during the public hearing and made its recommendation  
13 to the City Council; and

14       **WHEREAS**, the Land Use and Zoning (LUZ) Committee held a public  
15 hearing on this proposed amendment pursuant to Chapter 650, Part 4,  
16 *Ordinance Code*, and having considered all written and oral comments  
17 received during the public hearing, has made its recommendation to the  
18 Council; and

19       **WHEREAS**, the City Council held a public hearing on this proposed  
20 amendment with public notice having been provided, pursuant to Section  
21 163.3184(3), *Florida Statutes*, and Chapter 650, Part 4, *Ordinance Code*,  
22 and having considered all written and oral comments received during the  
23 public hearing, the recommendations of the Planning and Development  
24 Department, the LPA, and the LUZ Committee, desires to transmit this  
25 proposed amendment through the State's Expedited State Review Process  
26 for amendment review to the Florida Department of Economic Opportunity,  
27 as the State Land Planning Agency, the Northeast Florida Regional  
28 Council, the Florida Department of Transportation, the St. Johns River  
29 Water Management District, the Florida Department of Environmental  
30 Protection, the Florida Fish and Wildlife Conservation Commission, the  
31 Department of State's Bureau of Historic Preservation, the Florida

1 Department of Education, and the Department of Agriculture and Consumer  
2 Services; now, therefore

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

4 **Section 1. Purpose and Intent.** The Council hereby approves  
5 for transmittal to the various State agencies for review a proposed  
6 large scale revision to the Future Land Use Map series of the 2030  
7 *Comprehensive Plan* by changing the future land use designation from Low  
8 Density Residential (LDR), Community/General Commercial (CGC),  
9 Conservation (CSV), and Recreation and Open Space (ROS) to Medium  
10 Density Residential (MDR) and Conservation (CSV), pursuant to  
11 Application Number L-5385-19A.

12 **Section 2. Subject Property Location and Description.** The  
13 approximately 53.44± acres is located in Council District 10 at 7046  
14 Ramona Boulevard and 7059 Ramona Boulevard, between Interstate 10 and  
15 Ramona Boulevard (R.E. Nos. 007485-0000 (portion) and 007515-0000  
16 (portion)), as more particularly described in **Exhibit 1**, dated June 25,  
17 2019, and graphically depicted in **Exhibit 2**, both of which are **attached**  
18 **hereto** and incorporated herein by this reference (Subject Property).

19 **Section 3. Owner and Applicant Description.** The Subject  
20 Property is owned by RMFM RE, LLC. The applicant is Zach Miller, Esq.,  
21 501 Riverside Avenue, Suite 901, Jacksonville, Florida 32202; (904)  
22 396-5731.

23 **Section 4. Disclaimer.** The transmittal granted herein  
24 shall **not** be construed as an exemption from any other applicable local,  
25 state, or federal laws, regulations, requirements, permits or  
26 approvals. All other applicable local, state or federal permits or  
27 approvals shall be obtained before commencement of the development or  
28 use and issuance of this transmittal is based upon acknowledgement,  
29 representation and confirmation made by the applicant(s), owner(s),  
30 developer(s) and/or any authorized agent(s) or designee(s) that the  
31 subject business, development and/or use will be operated in strict

1 compliance with all laws. Issuance of this transmittal does **not**  
2 approve, promote or condone any practice or act that is prohibited or  
3 restricted by any federal, state or local laws.

4 **Section 5. Effective Date.** This Ordinance shall become  
5 effective upon signature by the Mayor or upon becoming effective  
6 without the Mayor's signature.

7  
8 Form Approved:

9  
10           /s/ Shannon K. Eller          

11 Office of General Counsel

12 Legislation Prepared by: Jody McDaniel

13 GC-#1295962-v1-L-5385\_LS\_TRANS