

1 Introduced and substituted by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2023-165**

5 AN ORDINANCE REZONING APPROXIMATELY 2.16± ACRES  
6 LOCATED IN COUNCIL DISTRICT 12 AT 8385 RAMONA  
7 BOULEVARD, BETWEEN HAMMOND BOULEVARD AND ESTATES  
8 COVE ROAD (R.E. NO. 007142-0000), AS DESCRIBED  
9 HEREIN, OWNED BY RANDALL W. KERR, AS DESCRIBED  
10 HEREIN, FROM COMMERCIAL NEIGHBORHOOD (CN)  
11 DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)  
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
13 ZONING CODE, TO PERMIT INDUSTRIAL WAREHOUSING  
14 USES, AS DESCRIBED IN THE RAMONA KERR PUD,  
15 PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS)  
16 SMALL-SCALE AMENDMENT APPLICATION NUMBER L-5776-  
17 22C; PROVIDING A DISCLAIMER THAT THE REZONING  
18 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN  
19 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
20 PROVIDING AN EFFECTIVE DATE.  
21

22 **WHEREAS,** the City of Jacksonville adopted a Small-Scale  
23 Amendment to the *2045 Comprehensive Plan* for the purpose of revising  
24 portions of the Future Land Use Map series (FLUMs) in order to ensure  
25 the accuracy and internal consistency of the plan, pursuant to  
26 companion application L-5776-22C; and

27 **WHEREAS,** in order to ensure consistency of zoning district with  
28 the *2045 Comprehensive Plan* and the adopted companion Small-Scale  
29 Amendment L-5776-22C, an application to rezone and reclassify from  
30 Commercial Neighborhood (CN) District to Planned Unit Development  
31 (PUD) District was filed by Chris Hagan on behalf of the owner of

1 approximately 2.16± acres of certain real property in Council District  
2 12, as more particularly described in Section 1; and

3 **WHEREAS**, the Planning and Development Department, in order to  
4 ensure consistency of this zoning district with the *2045 Comprehensive*  
5 *Plan*, has considered the rezoning and has rendered an advisory  
6 opinion; and

7 **WHEREAS**, the Planning Commission has considered the application  
8 and has rendered an advisory opinion; and

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

12 **WHEREAS**, the City Council, after due notice, held a public  
13 hearing, and taking into consideration the above recommendations as  
14 well as all oral and written comments received during the public  
15 hearings, the Council finds that such rezoning is consistent with the  
16 *2045 Comprehensive Plan* adopted under the comprehensive planning  
17 ordinance for future development of the City of Jacksonville; and

18 **WHEREAS**, the Council finds that the proposed PUD does not  
19 adversely affect the orderly development of the City as embodied in  
20 the *Zoning Code*; will not adversely affect the health and safety of  
21 residents in the area; will not be detrimental to the natural  
22 environment or to the use or development of the adjacent properties  
23 in the general neighborhood; and will accomplish the objectives and  
24 meet the standards of Section 656.340 (Planned Unit Development) of  
25 the *Zoning Code*; now, therefore

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

27 **Section 1. Subject Property Location and Description.** The  
28 approximately 2.16± acres are located in Council District 12 at 8385  
29 Ramona Boulevard, between Hammond Boulevard and Estates Cove Road  
30 (R.E. No. 007142-0000), as more particularly described in **Exhibit 1**,  
31 dated October 27, 2022, and graphically depicted in **Exhibit 2**, both

1 of which are attached hereto and incorporated herein by this reference  
2 (the "Subject Property").

3       **Section 2.       Owner and Applicant Description.** The Subject  
4 Property is owned by Randall W. Kerr. The applicant is Chris Hagan,  
5 208 North Laura Street, Suite 710, Jacksonville, Florida 32202; (904)  
6 349-5954.

7       **Section 3.       Property Rezoned.** The Subject Property,  
8 pursuant to adopted companion Small-Scale Amendment Application L-  
9 5776-22C, is hereby rezoned and reclassified from Commercial  
10 Neighborhood (CN) District to Planned Unit Development (PUD)  
11 District. This new PUD district shall generally permit industrial  
12 warehousing uses, and is described, shown and subject to the following  
13 documents, attached hereto:

14 **Exhibit 1** - Legal Description dated October 27, 2022.

15 **Exhibit 2** - Subject Property per P&DD.

16 **Exhibit 3** - Written Description dated August 4, 2023.

17 **Exhibit 4** - Site Plan dated August 4, 2023.

18       **Section 4.       Contingency.** This rezoning shall not become  
19 effective until thirty-one (31) days after adoption of the companion  
20 Small-Scale Amendment; and further provided that if the companion  
21 Small-Scale Amendment is challenged by the state land planning agency,  
22 this rezoning shall not become effective until the state land planning  
23 agency or the Administration Commission issues a final order  
24 determining the companion Small-Scale Amendment is in compliance with  
25 Chapter 163, *Florida Statutes*.

26       **Section 5.       Disclaimer.** The rezoning granted herein  
27 shall not be construed as an exemption from any other applicable  
28 local, state, or federal laws, regulations, requirements, permits or  
29 approvals. All other applicable local, state or federal permits or  
30 approvals shall be obtained before commencement of the development  
31 or use and issuance of this rezoning is based upon acknowledgement,

1 representation and confirmation made by the applicant(s), owner(s),  
2 developer(s) and/or any authorized agent(s) or designee(s) that the  
3 subject business, development and/or use will be operated in strict  
4 compliance with all laws. Issuance of this rezoning does **not** approve,  
5 promote or condone any practice or act that is prohibited or  
6 restricted by any federal, state or local laws.

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

11  
12 Form Approved:

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14           /s/ Mary E. Staffopoulos          

15 Office of General Counsel

16 Legislation Prepared By: Kaysie Cox

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