

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2023-598-E**

5 AN ORDINANCE REZONING APPROXIMATELY 25.66± ACRES  
6 LOCATED IN COUNCIL DISTRICT 9 AT 0 RAMONA  
7 BOULEVARD, 5800 RAMONA BOULEVARD, 0 LANE  
8 BOULEVARD AND 0 LANE AVENUE SOUTH, BETWEEN LANE  
9 AVENUE SOUTH AND RAMONA BOULEVARD (R.E. NOS.  
10 007468-0100, 007468-0200, 007470-0100 AND  
11 007471-0000), AS DESCRIBED HEREIN, OWNED BY GRACE  
12 & COMPANY, INCORPORATED, FROM COMMERCIAL  
13 COMMUNITY/GENERAL-2 (CCG-2) DISTRICT AND PLANNED  
14 UNIT DEVELOPMENT (PUD) DISTRICT (1998-903-E) TO  
15 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
16 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
17 PERMIT COMMERCIAL AND MULTI-FAMILY RESIDENTIAL  
18 USES, AS DESCRIBED IN THE LANE AVENUE PUD; PUD  
19 SUBJECT TO CONDITIONS; PROVIDING A DISCLAIMER  
20 THAT THE REZONING GRANTED HEREIN SHALL NOT BE  
21 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
22 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
23

24 **WHEREAS,** Grace & Company, Incorporated, the owner of  
25 approximately 25.66± acres located in Council District 9 at 0 Ramona  
26 Boulevard, 5800 Ramona Boulevard, 0 Lane Boulevard and 0 Lane Avenue  
27 South, between Lane Avenue South and Ramona Boulevard (R.E. Nos.  
28 007468-0100, 007468-0200, 007470-0100 and 007471-0000), as more  
29 particularly described in **Exhibit 1**, dated June 7, 2023, and  
30 graphically depicted in **Exhibit 2**, both of which are attached hereto  
31 (the "Subject Property"), has applied for a rezoning and

1 reclassification of the Subject Property from Commercial  
2 Community/General-2 (CCG-2) District and Planned Unit Development  
3 (PUD) District (1998-903-E) to Planned Unit Development (PUD)  
4 District, as described in Section 1 below; and

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

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

10 **WHEREAS**, the Council finds that such rezoning is: (1) consistent  
11 with the *2045 Comprehensive Plan*; (2) furthers the goals, objectives  
12 and policies of the *2045 Comprehensive Plan*; and (3) is not in  
13 conflict with any portion of the City's land use regulations; and

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

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

23 **Section 1. Property Rezoned.** The Subject Property is  
24 hereby rezoned and reclassified from Commercial Community/General-2  
25 (CCG-2) District and Planned Unit Development (PUD) District (1998-  
26 903-E) to Planned Unit Development (PUD) District. This new PUD  
27 district shall generally permit commercial and multi-family  
28 residential uses, and is described, shown and subject to the following  
29 documents, attached hereto:

30 **Exhibit 1** - Legal Description dated June 7, 2023.

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

1 **Revised Exhibit 3** - Revised Written Description dated October 17,  
2 2023.

3 **Exhibit 4** - Site Plan dated August 14, 2023.

4 **Section 2. Rezoning Approved Subject to Conditions.** This  
5 rezoning is approved subject to the following conditions. Such  
6 conditions control over the Written Description and the Site Plan and  
7 may only be amended through a rezoning:

8 (1) Dancing entertainment establishments, with or without the  
9 service of alcohol, shall not be permitted.

10 (2) A traffic study shall be permitted at Civil Site Plan  
11 review. Prior to commencement of the traffic study, the traffic  
12 professional shall conduct a methodology meeting to determine the  
13 limits of the study. The methodology meeting shall include the Chief  
14 of the Traffic Engineering Division, the Chief of the Transportation  
15 Division, and the traffic reviewer from Development Services.  
16 Driveways on Ramona Boulevard shall be located to prevent conflicts  
17 with existing driveways on the north side of the road and will be  
18 discussed in the methodology meeting.

19 **Section 3. Owner and Description.** The Subject Property is  
20 owned by Grace & Company, Incorporated and is legally described in  
21 **Exhibit 1**, attached hereto. The applicant is Cyndy Trimmer, Esq.,  
22 One Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)  
23 807-0185.

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

1 subject business, development and/or use will be operated in strict  
2 compliance with all laws. Issuance of this rezoning does **not** approve,  
3 promote or condone any practice or act that is prohibited or  
4 restricted by any federal, state or local laws.

5           **Section 5.           Effective Date.** The enactment of this Ordinance  
6 shall be deemed to constitute a quasi-judicial action of the City  
7 Council and shall become effective upon signature by the Council  
8 President and Council Secretary.

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10 Form Approved:

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12                     /s/ Mary E. Staffopoulos          

13 Office of General Counsel

14 Legislation Prepared By: Kaysie Cox

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