

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-871-E**

5 AN ORDINANCE REZONING APPROXIMATELY 8.65± ACRES
6 LOCATED IN COUNCIL DISTRICT 14 AT 0 LAKE SHORE
7 BOULEVARD, 1368 LAKE SHORE BOULEVARD AND 1374
8 LAKE SHORE BOULEVARD, BETWEEN RADIO LANE AND
9 ROYCE AVENUE (R.E. NOS. 067218-0000, 067219-
10 0000, 067219-0100, 067219-0150 AND 067220-
11 0500), AS DESCRIBED HEREIN, OWNED BY AMERICAN
12 CLASSIC HOMES, LLC, FROM RESIDENTIAL LOW
13 DENSITY-60 (RLD-60) DISTRICT TO RESIDENTIAL
14 MEDIUM DENSITY-A (RMD-A) DISTRICT, AS DEFINED
15 AND CLASSIFIED UNDER THE ZONING CODE; PROVIDING
16 A DISCLAIMER THAT THE REZONING GRANTED HEREIN
17 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
18 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
19 DATE.
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21 **WHEREAS**, American Classic Homes, LLC, the owner of approximately
22 8.65± acres located in Council District 14 at 0 Lake Shore Boulevard,
23 1368 Lake Shore Boulevard and 1374 Lake Shore Boulevard, between
24 Radio Lane and Royce Avenue (R.E. Nos. 067218-0000, 067219-0000,
25 067219-0100, 067219-0150 and 067220-0500), as more particularly
26 described in **Exhibit 1**, dated October 11, 2021, and graphically
27 depicted in **Exhibit 2**, both of which are **attached hereto** (the "Subject
28 Property"), has applied for a rezoning and reclassification of the
29 Subject Property from Residential Low Density-60 (RLD-60) District
30 to Residential Medium Density-A (RMD-A) District; and

31 **WHEREAS**, the Planning and Development Department has considered

1 the application and has rendered an advisory recommendation; and

2 **WHEREAS**, the Planning Commission, acting as the local planning
3 agency, has reviewed the application and made an advisory
4 recommendation to the Council; and

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

7 **WHEREAS**, taking into consideration the above recommendations and
8 all other evidence entered into the record and testimony taken at the
9 public hearings, the Council finds that such rezoning: (1) is
10 consistent with the *2030 Comprehensive Plan*; (2) furthers the goals,
11 objectives and policies of the *2030 Comprehensive Plan*; and (3) is
12 not in conflict with any portion of the City's land use regulations;
13 now, therefore

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

15 **Section 1. Property Rezoned.** The Subject Property is
16 hereby rezoned and reclassified from Residential Low Density-60 (RLD-
17 60) District to Residential Medium Density-A (RMD-A) District, as
18 defined and classified under the Zoning Code, City of Jacksonville,
19 Florida.

20 **Section 2. Owner and Description.** The Subject Property is
21 owned by American Classic Homes, LLC, and is described in **Exhibit 1,**
22 **attached hereto.** The applicant is T.R. Hainline, Jr., Esq., 1301
23 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207; (904)
24 346-5531.

25 **Section 3. Disclaimer.** The rezoning granted herein shall
26 **not** be construed as an exemption from any other applicable local,
27 state, or federal laws, regulations, requirements, permits or
28 approvals. All other applicable local, state or federal permits or
29 approvals shall be obtained before commencement of the development
30 or use, and issuance of this rezoning is based upon acknowledgement,
31 representation and confirmation made by the applicant(s), owners(s),

