

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

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 USES AND UP TO 400 TOWNHOMES,
18 AS DESCRIBED IN THE LANE AVENUE PUD; PROVIDING A
19 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
20 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
21 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
22

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

1 Community/General-2 (CCG-2) District and Planned Unit Development
2 (PUD) District (1998-903-E) to Planned Unit Development (PUD)
3 District, as described in Section 1 below; and

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

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

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

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

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

22 **Section 1. Property Rezoned.** The Subject Property is
23 hereby rezoned and reclassified from Commercial Community/General-2
24 (CCG-2) District and Planned Unit Development (PUD) District (1998-
25 903-E) to Planned Unit Development (PUD) District. This new PUD
26 district shall generally permit commercial uses and up to a maximum
27 of 400 townhomes, and is described, shown and subject to the following
28 documents, attached hereto:

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

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

31 **Exhibit 3** - Written Description dated August 14, 2023.

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

2 **Section 2. Owner and Description.** The Subject Property is
3 owned by Grace & Company, Incorporated and is legally described in
4 **Exhibit 1**, attached hereto. The applicant is Cyndy Trimmer, Esq.,
5 One Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)
6 807-0185.

7 **Section 3. Disclaimer.** The rezoning granted herein shall
8 **not** be construed as an exemption from any other applicable local,
9 state, or federal laws, regulations, requirements, permits or
10 approvals. All other applicable local, state or federal permits or
11 approvals shall be obtained before commencement of the development
12 or use and issuance of this rezoning is based upon acknowledgement,
13 representation and confirmation made by the applicant(s), owners(s),
14 developer(s) and/or any authorized agent(s) or designee(s) that the
15 subject business, development and/or use will be operated in strict
16 compliance with all laws. Issuance of this rezoning does **not** approve,
17 promote or condone any practice or act that is prohibited or
18 restricted by any federal, state or local laws.

19 **Section 4. Effective Date.** The enactment of this Ordinance
20 shall be deemed to constitute a quasi-judicial action of the City
21 Council and shall become effective upon signature by the Council
22 President and Council Secretary.

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24 Form Approved:

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26 /s/ Mary E. Staffopoulos

27 Office of General Counsel

28 Legislation Prepared By: Kaysie Cox

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