

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2019-517-E**

5 AN ORDINANCE REZONING APPROXIMATELY 1.50±
6 ACRES LOCATED IN COUNCIL DISTRICT 8, AT 0 PINE
7 ESTATES ROAD WEST, BETWEEN PINE ESTATES ROAD
8 SOUTH AND SCAFF ROAD (R.E. NO. 020554-0000),
9 AS DESCRIBED HEREIN, OWNED BY RYRAD HOME
10 BUILDERS, INC., FROM RESIDENTIAL RURAL-ACRE
11 (RR-ACRE) DISTRICT TO RESIDENTIAL LOW DENSITY-
12 100A (RLD-100A) DISTRICT, AS DEFINED AND
13 CLASSIFIED UNDER THE ZONING CODE; PROVIDING A
14 DISCLAIMER THAT THE REZONING GRANTED HEREIN
15 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM
16 ANY OTHER APPLICABLE LAWS; PROVIDING AN
17 EFFECTIVE DATE.
18

19 **WHEREAS**, Ryrad Home Builders, Inc., the owner of approximately
20 1.50± acres located in Council District 8, at 0 Pine Estates Road
21 West, between Pine Estates Road South and Scaff Road (R.E. No.
22 020554-0000), as more particularly described in **Exhibit 1**, dated
23 June 11, 2019, and graphically depicted in **Revised Exhibit 2**, both
24 of which are **attached hereto** and incorporated herein by this
25 reference (Subject Property), has applied for a rezoning and
26 reclassification of the Subject Property from Residential Rural-
27 Acre (RR-Acre) District to Residential Low Density-100A (RLD-100A)
28 District; and

29 **WHEREAS**, the Planning and Development Department has
30 considered the application and has rendered an advisory
31 recommendation; and

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

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

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

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

14 **Section 1. Property Rezoned.** The Subject Property is
15 hereby rezoned and reclassified from Residential Rural-Acre (RR-
16 Acre) District to Residential Low Density-100A (RLD-100A) District,
17 as defined and classified under the Zoning Code, City of
18 Jacksonville, Florida.

19 **Section 2. Owners and Description.** The Subject Property
20 is owned by Ryrad Home Builders, Inc., and is described in **Exhibit**
21 **1, attached hereto.** The agent is Janis Fleet, 11557 Hidden Harbor
22 Way, Jacksonville, Florida 32223; (904) 666-7038.

23 **Section 3. Disclaimer.** The rezoning granted herein shall
24 **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
28 or use and issuance of this rezoning is based upon acknowledgement,
29 representation and confirmation made by the applicant(s),
30 owners(s), developer(s) and/or any authorized agent(s) or
31 designee(s) that the subject business, development and/or use will

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

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

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10 Form Approved:

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12 /s/ Shannon K. Eller

13 Office of General Counsel

14 Legislation Prepared By: Connie Patterson

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