

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-542**

5 AN ORDINANCE REZONING APPROXIMATELY 0.14± ACRES
6 LOCATED IN COUNCIL DISTRICT 7 AT 617 EAST 3RD
7 STREET, BETWEEN PALMETTO STREET AND SPEARING
8 STEET (R.E. NO. 114549-0000), AS DESCRIBED
9 HEREIN, OWNED BY TIESKA JUMBO, FROM RESIDENTIAL
10 MEDIUM DENSITY-A (RMD-A) DISTRICT TO RESIDENTIAL
11 MEDIUM DENSITY-B (RMD-B) DISTRICT, AS DEFINED AND
12 CLASSIFIED UNDER THE ZONING CODE; PROVIDING A
13 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
14 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
15 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
16

17 **WHEREAS**, Tieska Jumbo, the owner of approximately 0.14± acres
18 located in Council District 7 at 617 East 3rd Street, between Palmetto
19 Street and Spearing Street (R.E. No. 114549-0000), as more
20 particularly described in **Exhibit 1**, dated June 20, 2023, and
21 graphically depicted in **Exhibit 2**, both of which are attached hereto
22 (the "Subject Property"), has applied for a rezoning and
23 reclassification of the Subject Property from Residential Medium
24 Density-A (RMD-A) District to Residential Medium Density-B (RMD-B)
25 District; and

26 **WHEREAS**, the Planning and Development Department has considered
27 the application and has rendered an advisory recommendation; and

28 **WHEREAS**, the Planning Commission, acting as the local planning
29 agency, has reviewed the application and made an advisory
30 recommendation to the Council; and

31 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due

1 notice, held a public hearing and made its recommendation to the
2 Council; and

3 **WHEREAS**, taking into consideration the above recommendations and
4 all other evidence entered into the record and testimony taken at the
5 public hearings, the Council finds that such rezoning: (1) is
6 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
7 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
8 not in conflict with any portion of the City's land use regulations;
9 now, therefore

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

11 **Section 1. Property Rezoned.** The Subject Property is
12 hereby rezoned and reclassified from Residential Medium Density-A
13 (RMD-A) District to Residential Medium Density-B (RMD-B) District,
14 as defined and classified under the Zoning Code, City of Jacksonville,
15 Florida.

16 **Section 2. Owner and Description.** The Subject Property is
17 owned by Tieska Jumbo and is legally described in **Exhibit 1**, attached
18 hereto. The applicant is Joseph Campbell, 11633 Philips Highway,
19 Jacksonville, Florida 32256; (904) 683-4468.

20 **Section 3. Disclaimer.** The rezoning granted herein shall
21 not be construed as an exemption from any other applicable local,
22 state, or federal laws, regulations, requirements, permits or
23 approvals. All other applicable local, state or federal permits or
24 approvals shall be obtained before commencement of the development
25 or use and issuance of this rezoning is based upon acknowledgement,
26 representation and confirmation made by the applicant(s), owners(s),
27 developer(s) and/or any authorized agent(s) or designee(s) that the
28 subject business, development and/or use will be operated in strict
29 compliance with all laws. Issuance of this rezoning does not approve,
30 promote or condone any practice or act that is prohibited or
31 restricted by any federal, state or local laws.

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

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6 Form Approved:

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8 /s/ Mary E. Staffopoulos

9 Office of General Counsel

10 Legislation Prepared by: Caroline Fulton

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