

1 Introduced by the Land Use and Zoning Committee:  
2  
3

4 **ORDINANCE 2024-154-E**

5 AN ORDINANCE REZONING APPROXIMATELY 10.79± ACRES  
6 LOCATED IN COUNCIL DISTRICT 8 AT 6930 GARDEN  
7 STREET, BETWEEN IOWA AVENUE AND OXFORDSHIRE DRIVE  
8 (R.E. NO. 003989-0010 (PORTION)), AS DESCRIBED  
9 HEREIN, OWNED BY RONALD S. GRESSMAN AND BRADFORD  
10 MARCUS GRESSMAN, FROM RESIDENTIAL RURAL-ACRE  
11 (RR-ACRE) DISTRICT TO RESIDENTIAL LOW DENSITY-40  
12 (RLD-40) DISTRICT, AS DEFINED AND CLASSIFIED  
13 UNDER THE ZONING CODE; PROVIDING A DISCLAIMER  
14 THAT THE REZONING GRANTED HEREIN SHALL NOT BE  
15 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
16 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
17

18 **WHEREAS,** Ronald S. Gressman and Bradford Marcus Gressman, the  
19 owners of approximately 10.79± acres located in Council District 8  
20 at 6930 Garden Street, between Iowa Avenue and Oxfordshire Drive  
21 (R.E. No. 003989-0010 (portion)), as more particularly described in  
22 **Exhibit 1**, dated February 2, 2024, and graphically depicted in **Exhibit**  
23 **2**, both of which are attached hereto (the "Subject Property"), have  
24 applied for a rezoning and reclassification of the Subject Property  
25 from Residential Rural-Acre (RR-Acre) District to Residential Low  
26 Density-40 (RLD-40) District; and

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

30 **WHEREAS,** the Planning Commission, acting as the local planning  
31 agency, has reviewed the application and made an advisory

1 recommendation to the Council; and

2       **WHEREAS,** the Land Use and Zoning (LUZ) Committee, after due  
3 notice, held a public hearing and made its recommendation to the  
4 Council; and

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

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

13       **Section 1. Property Rezoned.** The Subject Property is  
14 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)  
15 District to Residential Low Density-40 (RLD-40) District, as defined  
16 and classified under the Zoning Code, City of Jacksonville, Florida.

17       **Section 2. Owner and Description.** The Subject Property is  
18 owned by Ronald S. Gressman and Bradford Marcus Gressman, and is  
19 legally described in **Exhibit 1**, attached hereto. The applicant is  
20 Hayden Phillips, Esq., 1301 Riverplace Boulevard, Suite 1500,  
21 Jacksonville, Florida 32207; (904) 346-5535.

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

1 promote or condone any practice or act that is prohibited or  
2 restricted by any federal, state or local laws.

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

7  
8 Form Approved:

9  
10                 /s/ Mary E. Staffopoulos          

11 Office of General Counsel

12 Legislation Prepared by: Caroline Fulton

13 GC-#1614065-v1-2024-154\_(Z-5358).docx