

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2019-5**

5 AN ORDINANCE REZONING APPROXIMATELY 6.90± ACRES
6 LOCATED IN COUNCIL DISTRICT 12, AT 0 RAMONA
7 BOULEVARD WEST, 8146 RAMONA BOULEVARD WEST, 8158
8 RAMONA BOULEVARD WEST AND 740 CAHOON ROAD,
9 BETWEEN ESTATES COVE ROAD AND CAHOON ROAD (R.E.
10 NO. 007018-0010, 007018-0020, 007019-0000,
11 007020-0000, 007023-0000 AND 007023-0010), OWNED
12 BY RONWOOD DEVELOPMENT CORPORATION, INC., AS
13 DESCRIBED HEREIN, FROM RESIDENTIAL RURAL-ACRE
14 (RR-ACRE) DISTRICT TO RESIDENTIAL MEDIUM DENSITY-
15 D (RMD-D) DISTRICT, AS DEFINED AND CLASSIFIED
16 UNDER THE ZONING CODE, PURSUANT TO FUTURE LAND
17 USE MAP SERIES (FLUMS) SMALL-SCALE AMENDMENT
18 APPLICATION NUMBER L-5322-18C; 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**, the City of Jacksonville adopted a Small-Scale Amendment
24 to the *2030 Comprehensive Plan* for the purpose of revising portions of
25 the Future Land Use Map series (FLUMs) in order to ensure the accuracy
26 and internal consistency of the plan, pursuant to application L-5322-
27 18C and companion land use Ordinance 2019-4; and

28 **WHEREAS**, in order to ensure consistency of zoning district with
29 the *2030 Comprehensive Plan* and the adopted companion Small-Scale
30 Amendment L-5322-18C, an application to rezone and reclassify from
31 Residential Rural-Acre (RR-Acre) District to Residential Medium

1 Density-D (RMD-D) District was filed by Wyman R. Duggan, Esq., on
2 behalf of Ronwood Development Corporation, Inc., the owner of
3 approximately 6.90± acres of certain real property in Council District
4 12, as more particularly described in Section 1; and

5 **WHEREAS**, the Planning and Development Department, in order to
6 ensure consistency of this zoning district with the *2030 Comprehensive*
7 *Plan*, has considered the rezoning and has rendered an advisory opinion;
8 and

9 **WHEREAS**, the Planning Commission has considered the application
10 and has rendered an advisory opinion; and

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

14 **WHEREAS**, the City Council, after due notice, held a public
15 hearing, and taking into consideration the above recommendations as
16 well as all oral and written comments received during the public
17 hearings, the Council finds that such rezoning is consistent with the
18 *2030 Comprehensive Plan* adopted under the comprehensive planning
19 ordinance for future development of the City of Jacksonville; now,
20 therefore

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

22 **Section 1. Subject Property Location and Description.** The
23 approximately 6.90+ acres (R. E. No. 007018-0010, 007018-0020, 007019-
24 0000, 007020-0000, 007023-0000 and 007023-0010) is located in Council
25 District 12, at 0 Ramona Boulevard West, 8146 Ramona Boulevard West,
26 8158 Ramona Boulevard West and 740 Cahoon Road, between Estates Cove
27 Road and Cahoon Road, as more particularly described in **Exhibit 1**,
28 dated December 12, 2018, and graphically depicted in **Exhibit 2**, both of
29 which are **attached hereto** and incorporated herein by this reference
30 (Subject Property).

31 **Section 2. Owner and Applicant Description.** The Subject

1 Property is owned by Ronwood Development Corporation, Inc. The
2 applicant is Wyman R. Duggan, Esq., Rogers Towers, P.A., 1301
3 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207; (904)
4 398-3911.

5 **Section 3. Property Rezoned.** The Subject Property, pursuant
6 to adopted companion Small-Scale Amendment Application L-5322-18C, is
7 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)
8 District to Residential Medium Density-D (RMD-D) District.

9 **Section 4. Contingency.** This ordinance shall not become
10 effective until 31 days after adoption of the companion Small-Scale
11 Amendment; and further provided that if the companion Small-Scale
12 Amendment is challenged by the state land planning agency, this
13 rezoning shall not become effective until the state land planning
14 agency or the Administration Commission issues a final order
15 determining the companion Small-Scale Amendment is in compliance with
16 Chapter 163, *Florida Statutes*.

17 **Section 5. Disclaimer.** The rezoning granted herein shall
18 **not** be construed as an exemption from any other applicable local,
19 state, or federal laws, regulations, requirements, permits or
20 approvals. All other applicable local, state or federal permits or
21 approvals shall be obtained before commencement of the development or
22 use and issuance of this rezoning is based upon acknowledgement,
23 representation and confirmation made by the applicant(s), owner(s),
24 developer(s) and/or any authorized agent(s) or designee(s) that the
25 subject business, development and/or use will be operated in strict
26 compliance with all laws. Issuance of this rezoning does **not** approve,
27 promote or condone any practice or act that is prohibited or restricted
28 by any federal, state or local laws.

29 **Section 6. Effective Date.** The enactment of this ordinance
30 shall be deemed to constitute a quasi-judicial action of the City
31 Council and shall become effective upon signature by the Council

1 President and the Council Secretary.

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3 Form Approved:

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5 /s/ Shannon K. Eller

6 Office of General Counsel

7 Legislation Prepared By: Arimus Wells

8 GC-#1254629-v1-T-2126_SS_COMP_REZ