

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

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  
32 Density-D (RMD-D) District was filed by Wyman R. Duggan, Esq., on

1 behalf of Ronwood Development Corporation, Inc., the owner of  
2 approximately 6.90± acres of certain real property in Council District  
3 12, as more particularly described in Section 1; and

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

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

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

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

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

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

30 **Section 2. Owner and Applicant Description.** The Subject  
31 Property is owned by Ronwood Development Corporation, Inc. The

1 applicant is Wyman R. Duggan, Esq., Rogers Towers, P.A., 1301  
2 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207; (904)  
3 398-3911.

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

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

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

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

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Form Approved:

          /s/ Shannon K. Eller          

Office of General Counsel

Legislation Prepared By: Arimus Wells

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