

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2019-313**

5 AN ORDINANCE REZONING APPROXIMATELY 56.86±
6 ACRES LOCATED IN COUNCIL DISTRICT 10, AT 8145
7 OCALA AVENUE, 0 BULLS BAY HIGHWAY, 0 CAHOON
8 ROAD NORTH, AND 0 CITY LIMITS BOULEVARD,
9 BETWEEN CAHOON ROAD NORTH AND WASSON AVENUE
10 (R.E. NOS. 004797-1000, 004852-0300, 004852-
11 0500, 006077-0000 AND 006077-0100) AS
12 DESCRIBED HEREIN, OWNED BY THE HORNE LIVING
13 TRUST, FROM RESIDENTIAL RURAL-ACRE (RR-ACRE)
14 AND RESIDENTIAL LOW DENSITY-60 (RLD-60)
15 DISTRICTS TO RESIDENTIAL LOW DENSITY-40 (RLD-
16 40) DISTRICT, AS DEFINED AND CLASSIFIED UNDER
17 THE ZONING CODE; PROVIDING A DISCLAIMER THAT
18 THE REZONING GRANTED HEREIN SHALL NOT BE
19 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
20 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

21
22 **WHEREAS**, the Horne Living Trust, the owner of approximately
23 56.86± acres located in Council District 10, at 8145 Ocala Avenue,
24 0 Bulls Bay Highway, 0 Cahoon Road North, and 0 City Limits
25 Boulevard, between Cahoon Road North and Wasson Avenue (R.E. Nos.
26 004797-1000, 004852-0300, 004852-0500, 006077-0000 and 006077-0100)
27 as more particularly described in **Exhibit 1**, dated April 17, 2019,
28 and graphically depicted in **Exhibit 2**, both of which are **attached**
29 **hereto** and incorporated herein by this reference (Subject
30 Property), has applied for a rezoning and reclassification of the
31 Subject Property from Residential Rural-Acre (RR-Acre) and

1 Residential Low Density-60 (RLD-60) Districts to Residential Low
2 Density-40 (RLD-40) District; and

3 **WHEREAS,** the Planning and Development Department has
4 considered the application and has rendered an advisory
5 recommendation; and

6 **WHEREAS,** the Planning Commission, acting as the local planning
7 agency, has reviewed the application and made an advisory
8 recommendation to the Council; and

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

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

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

19 **Section 1. Property Rezoned.** The Subject Property is
20 hereby rezoned and reclassified from Residential Rural-Acre (RR-
21 Acre) and Residential Low Density-60 (RLD-60) Districts to
22 Residential Low Density-40 (RLD-40) District, as defined and
23 classified under the Zoning Code, City of Jacksonville, Florida.

24 **Section 2. Owners and Description.** The Subject Property
25 is owned by the Horne Living Trust, and is described in **Exhibit 1,**
26 **attached hereto.** The agent is Wyman R. Duggan, Esq., 1301
27 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207;
28 (904) 346-5502.

29 **Section 3. Disclaimer.** The rezoning granted herein shall
30 **not** be construed as an exemption from any other applicable local,
31 state, or federal laws, regulations, requirements, permits or

1 approvals. All other applicable local, state or federal permits or
2 approvals shall be obtained before commencement of the development
3 or use and issuance of this rezoning is based upon acknowledgement,
4 representation and confirmation made by the applicant(s),
5 owners(s), developer(s) and/or any authorized agent(s) or
6 designee(s) that the subject business, development and/or use will
7 be operated in strict compliance with all laws. Issuance of this
8 rezoning does **not** approve, promote or condone any practice or act
9 that is prohibited or restricted by any federal, state or local
10 laws.

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

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16 Form Approved:

17
18 /s/ Shannon K. Eller

19 Office of General Counsel

20 Legislation Prepared By: Connor Corrigan

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