

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

4 **ORDINANCE 2020-167-E**

5 AN ORDINANCE REZONING APPROXIMATELY 53.44±
6 ACRES LOCATED IN COUNCIL DISTRICT 10 AT 7046
7 RAMONA BOULEVARD AND 7059 RAMONA BOULEVARD,
8 BETWEEN I-10 AND RAMONA BOULEVARD (PORTIONS OF
9 R.E. NOS. 007485-0000 AND 007515-0000) OWNED
10 BY RMFM RE, LLC, AS DESCRIBED HEREIN, FROM
11 RESIDENTIAL LOW DENSITY-60 (RLD-60) AND
12 PLANNED UNIT DEVELOPMENT (92-173-937) (PUD)
13 DISTRICTS TO RESIDENTIAL MEDIUM DENSITY-D
14 (RMD-D) AND CONSERVATION (CSV) DISTRICTS, AS
15 DEFINED AND CLASSIFIED UNDER THE ZONING CODE,
16 PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS)
17 LARGE-SCALE AMENDMENT APPLICATION NUMBER L-
18 5385-19A; PROVIDING A DISCLAIMER THAT THE
19 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
20 AS AN EXEMPTION FROM ANY OTHER APPLICABLE
21 LAWS; PROVIDING AN EFFECTIVE DATE.
22

23 **WHEREAS**, the City of Jacksonville adopted a Large-Scale land
24 use amendment to the *2030 Comprehensive Plan* for the purpose of
25 revising portions of the Future Land Use Map series (FLUMs) in
26 order to ensure the accuracy and internal consistency of the plan,
27 pursuant to application L-5385-19A and companion land use Ordinance
28 2020-166; and

29 **WHEREAS**, in order to ensure consistency of zoning district
30 with the *2030 Comprehensive Plan* and the adopted companion Large-
31 Scale land use amendment L-5385-19A, an application to rezone and

1 reclassify from Residential Low Density-60 (RLD-60) and Planned
2 Unit Development (92-173-937) (PUD) Districts to Residential Medium
3 Density-D (RMD-D) and Conservation (CSV) Districts was filed by
4 Paul M. Harden, Esq., on behalf of RMFM RE, LLC, the owner of
5 approximately 53.44± acres of certain real property in Council
6 District 10, as more particularly described in Section 1; and

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

11 **WHEREAS**, the Planning Commission has considered the
12 application and has rendered an advisory opinion; and

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

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

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

24 **Section 1. Subject Property Location and Description.** The
25 approximately 53.44± acres (portions of R.E. Nos. 007485-0000 an
26 007515-0000) are located in Council District 10 at 7046 Ramona
27 Boulevard and 7059 Ramona Boulevard, between I-10 and Ramona
28 Boulevard, as more particularly described in **Exhibit 1**, dated June
29 25, 2019, and graphically depicted in **Exhibit 2**, both of which are
30 **attached hereto** and incorporated herein by this reference (Subject
31 Property).

1 **Section 2. Owner and Applicant Description.** The Subject
2 Property is owned by RMFM RE, LLC. The applicant is Paul M.
3 Harden, Esq., 501 Riverside Avenue, Suite 901, Jacksonville,
4 Florida 32202; (904) 396-5731.

5 **Section 3. Property Rezoned.** The Subject Property,
6 pursuant to adopted companion Large-Scale land use amendment
7 application L-5385-19A, is hereby rezoned and reclassified from
8 Residential Low Density-60 (RLD-60) and Planned Unit Development
9 (92-173-937) (PUD) Districts to Residential Medium Density-D (RMD-
10 D) and Conservation (CSV) Districts.

11 **Section 4. Disclaimer.** The rezoning granted herein shall
12 not be construed as an exemption from any other applicable local,
13 state, or federal laws, regulations, requirements, permits or
14 approvals. All other applicable local, state or federal permits or
15 approvals shall be obtained before commencement of the development
16 or use and issuance of this rezoning is based upon acknowledgement,
17 representation and confirmation made by the applicant(s), owner(s),
18 developer(s) and/or any authorized agent(s) or designee(s) that the
19 subject business, development and/or use will be operated in strict
20 compliance with all laws. Issuance of this rezoning does not
21 approve, promote or condone any practice or act that is prohibited
22 or restricted by any federal, state or local laws.

23 **Section 5. Contingency.** This rezoning shall not become
24 effective until 31 days after adoption of the companion Large-Scale
25 land use amendment unless challenged by the state land planning
26 agency; and further provided that if the companion Large-Scale land
27 use amendment is challenged by the state land planning agency, this
28 rezoning shall not become effective until the state land planning
29 agency or the Administration Commission issues a final order
30 determining the companion Large-Scale land use amendment is in
31 compliance with Chapter 163, *Florida Statutes*.

