

1 Introduced by the Land Use and Zoning Committee and amended on the
2 Floor of Council:

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4
5 **ORDINANCE 2021-747-E**

6 AN ORDINANCE REZONING APPROXIMATELY 13.35±
7 ACRES, LOCATED IN COUNCIL DISTRICT 12 AT 0 103RD
8 STREET, BETWEEN 103RD STREET AND SAMARITAN WAY
9 (R.E. NOS. 012916-0000 AND 012916-0010
10 (PORTION)), AS DESCRIBED HEREIN, OWNED BY
11 SEGOVIA VENTURES, L.L.C. AND PAM, L.L.C.
12 (SUCCESSOR BY MERGER WITH PEN VENTURES, L.L.C.),
13 FROM COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1)
14 DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
15 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
16 ZONING CODE, TO PERMIT RESIDENTIAL AND
17 COMMERCIAL USES, AS DESCRIBED IN THE SAMARITAN
18 PUD; PROVIDING A DISCLAIMER THAT THE REZONING
19 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
20 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
21 PROVIDING AN EFFECTIVE DATE.

22
23 **WHEREAS**, Segovia Ventures, L.L.C. and PAM, L.L.C. (successor by
24 merger with PEN Ventures, L.L.C.), the owners of approximately 13.35±
25 acres, located in Council District 12 at 0 103rd Street, between 103rd
26 Street and Samaritan Way (R.E. Nos. 012916-0000 and 012916-0010
27 (portion)), as more particularly described in **Revised Exhibit 1**,
28 dated November 12, 2021, and graphically depicted in **Revised Exhibit**
29 **2**, both of which are **attached hereto** (the "Subject Property"), have
30 applied for a rezoning and reclassification of that property from
31 Commercial Community/General-1 (CCG-1) District to Planned Unit

1 Development (PUD) District, as described in Section 1 below; and

2 **WHEREAS**, the Planning Commission has considered the application
3 and has rendered an advisory opinion; and

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

6 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
7 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives
8 and policies of the *2030 Comprehensive Plan*; and (3) is not in
9 conflict with any portion of the City's land use regulations; and

10 **WHEREAS**, the Council finds the proposed rezoning does not
11 adversely affect the orderly development of the City as embodied in
12 the Zoning Code; will not adversely affect the health and safety of
13 residents in the area; will not be detrimental to the natural
14 environment or to the use or development of the adjacent properties
15 in the general neighborhood; and will accomplish the objectives and
16 meet the standards of Section 656.340 (Planned Unit Development) of
17 the Zoning Code; 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 Commercial Community/General-1
21 (CCG-1) District to Planned Unit Development (PUD) District. This new
22 PUD district shall generally permit residential and commercial uses,
23 and is described, shown and subject to the following documents,
24 **attached hereto:**

25 **Revised Exhibit 1** - Revised Legal Description dated November 12,
26 2021.

27 **Revised Exhibit 2** - Subject Property per P&DD.

28 **Revised Exhibit 3** - Revised Written Description dated November 12,
29 2021.

30 **Exhibit 4** - Site Plan dated July 16, 2021.

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

1 is owned by Segovia Ventures, L.L.C. and PAM, L.L.C. (successor by
2 merger with PEN Ventures, L.L.C.), and is legally described in **Revised**
3 **Exhibit 1, attached hereto**. The applicant is Paul Harden, Esq., 1431
4 Riverplace Boulevard, Suite 901, Jacksonville, Florida 32207; (904)
5 396-5731.

6 **Section 3. Disclaimer.** The rezoning granted herein
7 shall not be construed as an exemption from any other applicable
8 local, state, or federal laws, regulations, requirements, permits or
9 approvals. All other applicable local, state or federal permits or
10 approvals shall be obtained before commencement of the development
11 or use and issuance of this rezoning is based upon acknowledgement,
12 representation and confirmation made by the applicant(s), owner(s),
13 developer(s) and/or any authorized agent(s) or designee(s) that the
14 subject business, development and/or use will be operated in strict
15 compliance with all laws. Issuance of this rezoning does not approve,
16 promote or condone any practice or act that is prohibited or
17 restricted by any federal, state or local laws.

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

22
23 Form Approved:

24
25 /s/ Mary E. Staffopoulos

26 Office of General Counsel

27 Legislation Prepared By: Arimus Wells

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