

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-135**

5 AN ORDINANCE REZONING APPROXIMATELY 3.30±
6 ACRES, LOCATED IN COUNCIL DISTRICT 6 AT 4349
7 BARKOSKIE ROAD, BETWEEN OLD ST. AUGUSTINE ROAD
8 AND MANDARIN RIDGE LANE (R.E. NO. 158947-
9 0000), AS DESCRIBED HEREIN, OWNED BY RFC
10 HOLDINGS, LLC, FROM COMMERCIAL OFFICE (CO)
11 DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
13 ZONING CODE, TO PERMIT MULTI-FAMILY
14 RESIDENTIAL USES, AS DESCRIBED IN THE
15 BARKOSKIE VILLAS PUD; PROVIDING A DISCLAIMER
16 THAT THE REZONING GRANTED HEREIN SHALL NOT BE
17 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
18 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
19

20 **WHEREAS**, RFC Holdings, LLC, the owner of approximately 3.30±
21 acres, located in Council District 6 at 4349 Barkoskie Road,
22 between Old St. Augustine Road and Mandarin Ridge Lane (R.E. No.
23 158947-0000), as more particularly described in **Exhibit 1**, dated
24 December 23, 2019, and graphically depicted in **Exhibit 2**, both of
25 which are **attached hereto** (Subject Property), has applied for a
26 rezoning and reclassification of that property from Commercial
27 Office (CO) District to Planned Unit Development (PUD) District, as
28 described in Section 1 below; and

29 **WHEREAS**, the Planning Commission has considered the
30 application and has rendered an advisory opinion; and

31 **WHEREAS**, the Land Use and Zoning Committee, after due notice

1 and public hearing, has made its recommendation to the Council; and

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

7 **WHEREAS,** the Council finds the proposed rezoning does not
8 adversely affect the orderly development of the City as embodied in
9 the Zoning Code; will not adversely affect the health and safety of
10 residents in the area; will not be detrimental to the natural
11 environment or to the use or development of the adjacent properties
12 in the general neighborhood; and will accomplish the objectives and
13 meet the standards of Section 656.340 (Planned Unit Development) of
14 the Zoning Code; now, therefore

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

16 **Section 1. Property Rezoned.** The Subject Property is
17 hereby rezoned and reclassified from Commercial Office (CO)
18 District to Planned Unit Development (PUD) District. This new PUD
19 district shall generally permit multi-family residential uses, and
20 is described, shown and subject to the following documents,
21 **attached hereto:**

22 **Exhibit 1** - Legal Description dated December 23, 2019.

23 **Exhibit 2** - Subject Property per P&DD.

24 **Exhibit 3** - Written Description dated January 24, 2020.

25 **Exhibit 4** - Site Plan dated January 24, 2020.

26 **Section 2. Owner and Description.** The Subject Property
27 is owned by RFC Holdings, LLC, and is legally described in **Exhibit**
28 **1, attached hereto.** The agent is Wyman Duggan, Esq., 1301
29 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207;
30 (904) 398-3911.

31 **Section 3. Disclaimer.** The rezoning granted herein

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

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

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18 Form Approved:

19
20 /s/ Shannon K. Eller

21 Office of General Counsel

22 Legislation Prepared By: Arimus Wells

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