

1 Introduced and introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2019-749-E**

5 AN ORDINANCE REZONING APPROXIMATELY 22.52±
6 ACRES LOCATED IN COUNCIL DISTRICT 7 AT 0 MAX
7 LEGGETT PARKWAY, 15324 MAX LEGGETT PARKWAY AND
8 0 OWENS ROAD, BETWEEN OWENS ROAD AND AIRPORT
9 CENTER DRIVE (R.E. NOS. 106249-0000, 106252-
10 0020, 106252-0200, 106252-0300 (PORTION), AND
11 106252-0400 (PORTION)), AS DESCRIBED HEREIN,
12 OWNED BY RAMCO PARKWAY, LLC, AND RAMCO DUVAL
13 TRS, LLC, FROM PLANNED UNIT DEVELOPMENT (PUD)
14 DISTRICT (2009-253-E AND MM-18-09) TO PLANNED
15 UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED
16 AND CLASSIFIED UNDER THE ZONING CODE, TO
17 PERMIT MIXED USE DEVELOPMENT, AS DESCRIBED IN
18 THE PARKWAY SHOPS NORTH PUD, PURSUANT TO
19 FUTURE LAND USE MAP SERIES (FLUMS) LARGE-SCALE
20 AMENDMENT APPLICATION L-5379-19A; PUD SUBJECT
21 TO CONDITION; PROVIDING A DISCLAIMER THAT THE
22 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
23 AS AN EXEMPTION FROM ANY OTHER APPLICABLE
24 LAWS; PROVIDING AN EFFECTIVE DATE.
25

26 **WHEREAS,** the City of Jacksonville adopted a Large-Scale
27 Amendment to the *2030 Comprehensive Plan* for the purpose of
28 revising portions of the Future Land Use Map series (FLUMs) in
29 order to ensure the accuracy and internal consistency of the plan,

1 pursuant to application L-5379-19A and companion land use Ordinance
2 2019-748; and

3 **WHEREAS**, in order to ensure consistency of zoning district
4 with the *2030 Comprehensive Plan* and the adopted companion Large-
5 Scale Amendment L-5379-19A, an application to rezone and reclassify
6 from Planned Unit Development (PUD) District (2009-253-E and MM-18-
7 09) to Planned Unit Development (PUD) District was filed by Thomas
8 O. Ingram, Esq., on behalf of Ramco Parkway, LLC and Ramco Duval
9 TRS, LLC, the owners of approximately 22.52± acres of certain real
10 property in Council District 7, as more particularly described in
11 Section 1; and

12 **WHEREAS**, the Planning and Development Department, in order to
13 ensure consistency of this zoning district with the *2030*
14 *Comprehensive Plan*, has considered the rezoning and has rendered an
15 advisory opinion; and

16 **WHEREAS**, the Planning Commission has considered the
17 application and has rendered an advisory opinion; and

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

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

28 **WHEREAS**, the Council finds that the proposed PUD does not
29 affect adversely the orderly development of the City as embodied in
30 the *Zoning Code*; will not affect adversely the health and safety of
31 residents in the area; will not be detrimental to the natural

1 environment or to the use or development of the adjacent properties
2 in the general neighborhood; and the proposed PUD will accomplish
3 the objectives and meet the standards of Section 656.340 (Planned
4 Unit Development) of the *Zoning Code* of the City of Jacksonville;
5 now, therefore

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

7 **Section 1. Subject Property Location and Description.** The
8 approximately 22.52± acres (R.E. Nos. 106249-0000, 106252-0020,
9 106252-0200, 106252-0300 (portion) and 106252-0400 (portion)) are
10 located in Council District 7 at 0 Max Leggett Parkway, 15324 Max
11 Leggett Parkway and 0 Owens Road, between Owens Road and Airport
12 Center Drive, as more particularly described in **Exhibit 1**, dated
13 April 15, 2019, **attached hereto** and incorporated herein by this
14 reference (Subject Property).

15 **Section 2. Owner and Applicant Description.** The subject
16 property is owned by Ramco Parkway, LLC, and Ramco Duval TRS, LLC.
17 The applicant is Thomas O. Ingram, Esq., 233 East Bay Street, Suite
18 1113, Jacksonville, Florida 32202; (904) 612-9179.

19 **Section 3. Property Rezoned.** The Subject Property,
20 pursuant to adopted companion Large-Scale Amendment L-5379-19A, is
21 hereby rezoned and reclassified from Planned Unit Development (PUD)
22 District (2009-253-E and MM-18-09) to Planned Unit Development
23 (PUD) District. This new PUD district shall generally permit mixed
24 use development, and is described, shown and subject to the
25 following documents, **attached hereto**:

26 **Exhibit 1** - Legal Description dated April 15, 2019.

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

28 **Exhibit 3** - Written Description dated September 17, 2019.

29 **Revised Exhibit 4** - Revised Site Plan dated November 20, 2019.

30 **Section 4. Rezoning Approved Subject to Condition.** This
31 rezoning is approved subject to the following condition. Such

1 condition controls over the Written Description and the Site Plan
2 and may only be amended through a rezoning.

3 (1) A detailed site plan meeting the requirements of Section
4 656.341(c)(2)(i), *Ordinance Code*, shall be approved through the
5 minor modification process set forth in Section 656.341(f)(2),
6 *Ordinance Code*, for the property along Owens Road only.

7 **Section 5. Contingency.** This rezoning shall not become
8 effective until 31 days after adoption of the companion Large-Scale
9 Amendment unless challenged by the state land planning agency; and
10 further provided that if the companion Large-Scale Amendment is
11 challenged by the state land planning agency, this rezoning shall
12 not become effective until the state land planning agency or the
13 Administration Commission issues a final order determining the
14 companion Large-Scale Amendment is in compliance with Chapter 163,
15 *Florida Statutes*.

16 **Section 6. Disclaimer.** The rezoning granted herein
17 shall not be construed as an exemption from any other applicable
18 local, state, or federal laws, regulations, requirements, permits
19 or approvals. All other applicable local, state or federal permits
20 or approvals shall be obtained before commencement of the
21 development or use and issuance of this rezoning is based upon
22 acknowledgement, representation and confirmation made by the
23 applicant(s), owner(s), developer(s) and/or any authorized agent(s)
24 or designee(s) that the subject business, development and/or use
25 will be operated in strict compliance with all laws. Issuance of
26 this rezoning does not approve, promote or condone any practice or
27 act that is prohibited or restricted by any federal, state or local
28 laws.

29 **Section 7. Effective Date.** The enactment of this
30 Ordinance shall be deemed to constitute a quasi-judicial action of

1 the City Council and shall become effective upon signature by the
2 Council President and the Council Secretary.

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4 Form Approved:

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6 /s/ Shannon K. Eller

7 Office of General Counsel

8 Legislation Prepared By: Erin Abney

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