

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2024-398**

5 AN ORDINANCE REZONING APPROXIMATELY 6.14± ACRES
6 LOCATED IN COUNCIL DISTRICT 4 AT 2168 ST. JOHNS
7 BLUFF ROAD SOUTH, 0 AND 10468 BRADLEY ROAD, SOUTH
8 OF BRADLEY ROAD AND WEST OF ST. JOHNS BLUFF AND
9 EAST OF CROMWELL ROAD (R.E. NOS. 163806-0000,
10 163807-0400, 163810-0020, 163811-0000, 163812-
11 0000, 163813-0050, 163814-0010, 163815-0000 AND
12 163816-0000), AS DESCRIBED HEREIN, OWNED BY 2168
13 ST JOHNS BLUFF, LLC AND HUNG VAN NGUYEN AND
14 CHRISTINE BUNAG, FROM COMMERCIAL RESIDENTIAL AND
15 OFFICE (CRO) TO PLANNED UNIT DEVELOPMENT (PUD)
16 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
17 ZONING CODE, TO PERMIT OFFICE AND STORAGE RELATED
18 USES, AS DESCRIBED IN THE 2168 ST. JOHNS BLUFF
19 LLC & NGUYEN HUNG VAN ET AL PUD; PURSUANT TO
20 FUTURE LAND USE MAP SERIES (FLUMS) SMALL-SCALE
21 AMENDMENT APPLICATION NUMBER L-5929-24C;
22 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
23 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
24 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
25 EFFECTIVE DATE.

26
27 **WHEREAS**, the City of Jacksonville adopted a Small-Scale
28 Amendment to the *2045 Comprehensive Plan* for the purpose of revising
29 portions of the Future Land Use Map series (FLUMs) in order to ensure
30 the accuracy and internal consistency of the plan, pursuant to the
31 companion land use application L-5929-24C; and

1 **WHEREAS**, in order to ensure consistency of zoning district
2 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale
3 Amendment L-5929-24C, an application to rezone and reclassify from
4 Commercial Residential and Office (CRO) to Planned Unit Development
5 (PUD) District was filed by M. Hayden Phillips, Esq., on behalf of
6 2168 St Johns Bluff, LLC and Hung Van Nguyen and Christine Bunag,
7 owners of approximately 6.14± acres of certain real property in
8 Council District 4, as more particularly described in Section 1 below;
9 and

10 **WHEREAS**, the Planning and Development Department, in order to
11 ensure consistency of this zoning district with the *2045 Comprehensive*
12 *Plan*, has considered the rezoning and has rendered an advisory
13 opinion; and

14 **WHEREAS**, the Planning Commission has considered the
15 application and has rendered an advisory opinion; and

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

19 **WHEREAS**, the City Council, after due notice, held a public
20 hearing, and taking into consideration the above recommendations as
21 well as all oral and written comments received during the public
22 hearings, the Council finds that such rezoning is consistent with the
23 *2045 Comprehensive Plan* adopted under the comprehensive planning
24 ordinance for future development of the City of Jacksonville; and

25 **WHEREAS**, based on the staff report of the Planning and
26 Development Department and other competent and substantial evidence
27 received at the public hearings, the Council finds that the proposed
28 PUD does not affect adversely the orderly development of the City as
29 embodied in the *Zoning Code*; will not affect adversely the health and
30 safety of residents in the area; will not be detrimental to the
31 natural environment or to the use or development of the adjacent

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

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

6 **Section 1. Subject Property Location and Description.** The
7 approximately 6.14± acres are located in Council District 4 at 2168
8 St. Johns Bluff Road South, 0 and 10468 Bradley Road, south of Bradley
9 Road and west of St. Johns Bluff and east of Cromwell road (R.E. Nos.
10 163806-0000, 163807-0400, 163810-0020, 163811-0000, 163812-0000,
11 163813-0050, 163814-0010, 163815-0000 and 163816-0000), as more
12 particularly described in **Exhibit 1**, dated March 25, 2024, and
13 graphically depicted in **Exhibit 2**, both of which are **attached hereto**
14 and incorporated herein by this reference (the "Subject Property").

15 **Section 2. Owner and Applicant Description.** The Subject
16 Property is owned by 2168 St Johns Bluff, LLC, Hung Van Nguyen and
17 Christine Bunag, and is legally described in **Exhibit 1**, attached
18 hereto. The applicant is M. Hayden Phillips, Esq, 1301 Riverplace
19 Blvd., Suite 1500, Jacksonville, Florida, 32207; (904) 346-5535.

20 **Section 3. Property Rezoned.** The Subject Property,
21 pursuant to adopted companion Small-Scale Amendment L-5929-24C, is
22 hereby rezoned and reclassified from Commercial Residential and
23 Office (CRO) District to Planned Unit Development (PUD) District.
24 This new PUD district shall generally permit office and storage
25 related uses, and is described, shown and subject to the following
26 documents, **attached hereto**:

27 **Exhibit 1** - Legal Description dated March 25, 2024.

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

29 **Exhibit 3** - Written Description dated April 26, 2024.

30 **Exhibit 4** - Site Plan dated March 11, 2024.

31 **Section 4. Contingency.** This rezoning shall not become

1 effective until thirty-one (31) days after adoption of the companion
2 Small-Scale Amendment; and further provided that if the companion
3 Small-Scale Amendment is challenged by the state land planning agency,
4 this rezoning shall not become effective until the state land planning
5 agency or the Administration Commission issues a final order
6 determining the companion Small-Scale Amendment is in compliance with
7 Chapter 163, *Florida Statutes*.

8 **Section 5. Disclaimer.** The rezoning granted herein shall
9 **not** be construed as an exemption from any other applicable local,
10 state, or federal laws, regulations, requirements, permits or
11 approvals. All other applicable local, state or federal permits or
12 approvals shall be obtained before commencement of the development
13 or use and issuance of this rezoning is based upon acknowledgement,
14 representation and confirmation made by the applicant(s), owners(s),
15 developer(s) and/or any authorized agent(s) or designee(s) that the
16 subject business, development and/or use will be operated in strict
17 compliance with all laws. Issuance of this rezoning does **not** approve,
18 promote or condone any practice or act that is prohibited or
19 restricted by any federal, state or local laws.

20 **Section 6. Effective Date.** The enactment of this Ordinance
21 shall be deemed to constitute a quasi-judicial action of the City
22 Council and shall become effective upon signature by the Council
23 President and Council Secretary.

24
25 Form Approved:

26
27 /s/ Dylan Reingold

28 Office of General Counsel

29 Legislation Prepared By: Kaysie Cox

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