

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-694**

5 AN ORDINANCE REZONING APPROXIMATELY 17.81±
6 ACRES, LOCATED IN COUNCIL DISTRICT 5 AT 2300
7 BARTRAM ROAD, BETWEEN THORDEN ROAD AND
8 UNIVERSITY BOULEVARD SOUTH (R.E. NO. 135067-
9 0000), AS DESCRIBED HEREIN, OWNED BY FBCH LAND
10 HOLDINGS, INC., FROM PUBLIC BUILDINGS AND
11 FACILITIES-2 (PBF-2) DISTRICT TO PLANNED UNIT
12 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
14 GROUP CARE HOMES AND EDUCATIONAL FACILITIES, AS
15 DESCRIBED IN THE FLORIDA BAPTIST CHILDREN'S HOME
16 + ONE MORE CHILD PUD; PROVIDING A DISCLAIMER
17 THAT THE REZONING GRANTED HEREIN SHALL NOT BE
18 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
19 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
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21 **WHEREAS**, FBCH Land Holdings, Inc., the owner of approximately
22 17.81± acres, located in Council District 5 at 2300 Bartram Road,
23 between Thorden Road and University Boulevard South (R.E. No. 135067-
24 0000), as more particularly described in **Exhibit 1**, dated June 25,
25 2021, and graphically depicted in **Exhibit 2**, both of which are
26 **attached hereto** (the "Subject Property"), has applied for a rezoning
27 and reclassification of that property from Public Buildings and
28 Facilities-2 (PBF-2) District to Planned Unit Development (PUD)
29 District, as described in Section 1 below; and

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

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

3 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
4 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives
5 and policies of the *2030 Comprehensive Plan*; and (3) is not in
6 conflict with any portion of the City's land use 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 Public Buildings and Facilities-
18 2 (PBF-2) District to Planned Unit Development (PUD) District. This
19 new PUD district shall generally permit group care homes and
20 educational facilities, and is described, shown and subject to the
21 following documents, **attached hereto**:

22 **Exhibit 1** - Legal Description dated June 25, 2021.

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

24 **Exhibit 3** - Written Description dated August 13, 2021.

25 **Exhibit 4** - Site Plan dated June 30, 2021.

26 **Section 2. Owner and Description.** The Subject Property
27 is owned by FBCH Land Holdings, Inc., and is legally described in
28 **Exhibit 1, attached hereto**. The applicant is Steve Diebenow, Esq.,
29 One Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)
30 301-1269.

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

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

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17 Form Approved:

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19 /s/ Mary E. Staffopoulos

20 Office of General Counsel
21 Legislation Prepared By: Bruce Lewis

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