

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-348**

5 AN ORDINANCE REZONING APPROXIMATELY 8.3± ACRES,  
6 LOCATED IN COUNCIL DISTRICT 7 AT AT 2303 N.  
7 MARKET STREET, 2301 AND 2245 MAIN STREET, 2305  
8 HUBBARD STREET, 2335 MARKET STREET, 0 AND 2401  
9 HUBBARD STREET, 2402 MARKET STREET, 0 N. MARKET  
10 STREET, 2336 LIBERTY STREET, 0 E. 14<sup>TH</sup> STREET, 0  
11 E. 15<sup>TH</sup> STREET AND 2315 HUBBARD STREET BETWEEN  
12 MAIN STREET AND LIBERTY STREET AND SOUTH OF E.  
13 15<sup>TH</sup> STREET (R.E. NOS. 044910-0000, 044911-0000,  
14 044912-0000, 044914-0000, 044922-0005, 044931-  
15 0000, 044932-0000, 044935-0000, 044936-0000,  
16 044938-0005, 044941-0010, 044941-0060, 044942-  
17 0000 AND 055295-0000), OWNED BY FOC JP PROP 1A,  
18 LLC, FOC JP PROP 2, LLC, FOC JP PROP 3, LLC, FOC  
19 JP PROP 4, LLC, FOC JP PROP 5, LLC, FOC JP PROP  
20 6, LLC, FOC JP PROP 7, LLC AND FOC JP PROP 8,  
21 LLC, FROM PLANNED UNIT DEVELOPMENT (PUD)  
22 DISTRICT AND INDUSTRIAL LIGHT (IL) DISTRICT TO  
23 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
24 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
25 PERMIT TOWNHOMES AND COMMERCIAL AND MULTI-FAMILY  
26 RESIDENTIAL USES, AS DESCRIBED IN THE PHOENIX  
27 ART DISTRICT PUD, PURSUANT TO FUTURE LAND USE  
28 MAP SERIES (FLUMS) SMALL-SCALE AMENDMENT  
29 APPLICATION NUMBER L-5906-24C; PROVIDING A  
30 DISCLAIMER THAT THE REZONING GRANTED HEREIN  
31 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY

1 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
2 DATE.

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4 **WHEREAS**, the City of Jacksonville adopted a Small-Scale  
5 Amendment to the *2045 Comprehensive Plan* for the purpose of revising  
6 portions of the Future Land Use Map series (FLUMs) in order to ensure  
7 the accuracy and internal consistency of the plan, pursuant to  
8 companion application L-5906-24C; and

9 **WHEREAS**, in order to ensure consistency of zoning district  
10 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale  
11 Amendment L-5906-24C, an application to rezone and reclassify from  
12 Planned Unit Development (PUD) District and Industrial Light (IL)  
13 District to Planned Unit Development (PUD) District was filed by M.  
14 Hayden. Phillips, Esq., on behalf of the owner of approximately 8.3±  
15 acres of certain real property in Council District 7, as more  
16 particularly described in Section 1; and

17 **WHEREAS**, the Planning and Development Department, in order to  
18 ensure consistency of this zoning district with the *2045 Comprehensive*  
19 *Plan*, has considered the rezoning and has rendered an advisory  
20 opinion; and

21 **WHEREAS**, the Planning Commission has considered the  
22 application and has rendered an advisory opinion; and

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

25 **WHEREAS**, the City Council, after due notice, held a public  
26 hearing, and taking into consideration the above recommendations as  
27 well as all oral and written comments received during the public  
28 hearings, the Council finds that such rezoning is consistent with the  
29 *2045 Comprehensive Plan* adopted under the comprehensive planning  
30 ordinance for future development of the City of Jacksonville; and

31 **WHEREAS**, the Council finds that the proposed PUD does not

1 affect adversely the orderly development of the City as embodied in  
2 the *Zoning Code*; will not affect adversely the health and safety of  
3 residents in the area; will not be detrimental to the natural  
4 environment or to the use or development of the adjacent properties  
5 in the general neighborhood; and the proposed PUD will accomplish the  
6 objectives and meet the standards of Section 656.340 (Planned Unit  
7 Development) of the *Zoning Code* of the City of Jacksonville; now  
8 therefore

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

10 **Section 1. Subject Property Location and Description.** The  
11 approximately 8.3± acres are located in Council District 7 at 2303  
12 N. Market Street, 2301 and 2245 Main Street, 2305 Hubbard Street,  
13 2335 Market Street, 0 and 2401 Hubbard Street, 2402 Market Street, 0  
14 N. Market Street, 2336 Liberty Street, 0 E. 14<sup>TH</sup> Street, 0 E. 15<sup>TH</sup>  
15 Street and 2315 Hubbard Street, between Main Street and Liberty Street  
16 and south of E. 15<sup>TH</sup> Street (R.E. Nos. 044910-0000, 044911-0000,  
17 044912-0000, 044914-0000, 044922-0005, 044931-0000, 044932-0000,  
18 044935-0000, 044936-0000, 044938-0005, 044941-0010, 044941-0060,  
19 044942-0000 and 055295-0000), as more particularly described in  
20 **Exhibit 1**, dated January 1, 2024, and graphically depicted in **Exhibit**  
21 **2**, both of which are attached hereto and incorporated herein by this  
22 reference (the "Subject Property").

23 **Section 2. Owner and Applicant Description.** The Subject  
24 Property is owned by FOC JP PROP 1A, LLC, FOC JP PROP 2, LLC, FOC JP  
25 PROP 3, LLC, FOC JP PROP 4, LLC, FOC JP PROP 5, LLC, FOC JP PROP 6,  
26 LLC, FOC JP PROP 7, LLC and FOC JP PROP 8, LLC. The applicant is M.  
27 Hayden Phillips, Esq., Rogers Towers, P.A., 1301 Riverplace Blvd.,  
28 Suite 1500, Jacksonville, FL, 32207; (904) 346-5535.

29 **Section 3. Property Rezoned.** The Subject Property,  
30 pursuant to adopted companion Small-Scale Amendment Application  
31 L-5906-24C, is hereby rezoned and reclassified from Planned Unit

1 Development (PUD) District and Industrial Light (IL) District to  
2 Planned Unit Development (PUD) District. This new PUD district shall  
3 generally permit townhomes and commercial and multi-family  
4 residential uses and is described, shown and subject to the following  
5 documents, attached hereto:

6 **Exhibit 1** - Legal Description dated January 1, 2024.

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

8 **Exhibit 3** - Written Description dated January 10, 2024.

9 **Exhibit 4** - Site Plan dated December 22, 2023.

10 **Section 4. Contingency.** This rezoning shall not become  
11 effective until thirty-one (31) days after adoption of the companion  
12 Small-Scale Amendment; and further provided that if the companion  
13 Small-Scale Amendment is challenged by the state land planning agency,  
14 this rezoning shall not become effective until the state land planning  
15 agency or the Administration Commission issues a final order  
16 determining the companion Small-Scale Amendment is in compliance with  
17 Chapter 163, *Florida Statutes*.

18 **Section 5. Disclaimer.** The rezoning granted herein  
19 shall not be construed as an exemption from any other applicable  
20 local, state, or federal laws, regulations, requirements, permits or  
21 approvals. All other applicable local, state or federal permits or  
22 approvals shall be obtained before commencement of the development  
23 or use and issuance of this rezoning is based upon acknowledgement,  
24 representation and confirmation made by the applicant(s), owner(s),  
25 developer(s) and/or any authorized agent(s) or designee(s) that the  
26 subject business, development and/or use will be operated in strict  
27 compliance with all laws. Issuance of this rezoning does not approve,  
28 promote or condone any practice or act that is prohibited or  
29 restricted by any federal, state or local laws.

30 **Section 6. Effective Date.** The enactment of this Ordinance  
31 shall be deemed to constitute a quasi-judicial action of the City

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

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4 Form Approved:

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6           /s/ Dylan Reingold          

7 Office of General Counsel

8 Legislation Prepared By: Bruce Lewis

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