

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2022-756**

5 AN ORDINANCE REZONING APPROXIMATELY 26.41±  
6 ACRES, LOCATED IN COUNCIL DISTRICT 8 AT 1845  
7 BASSETT ROAD, BETWEEN LEM TURNER ROAD AND  
8 MADISON AVENUE (R.E. NO. 032146-0000), AS  
9 DESCRIBED HEREIN, OWNED BY IPS ENTERPRISES,  
10 INC., FROM COMMERCIAL, RESIDENTIAL AND OFFICE  
11 (CRO) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)  
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
13 ZONING CODE, TO PERMIT CONSTRUCTION OF A SCHOOL,  
14 AS DESCRIBED IN THE IDEA SCHOOLS BASSETT ROAD  
15 PUD; PROVIDING A DISCLAIMER THAT THE REZONING  
16 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN  
17 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
18 PROVIDING AN EFFECTIVE DATE.

19  
20 **WHEREAS**, IPS Enterprises, Inc., the owner of approximately  
21 26.41± acres located in Council District 8 at 1845 Bassett Road,  
22 between Lem Turner Road and Madison Avenue (R.E. No. 032146-0000),  
23 as more particularly described in **Exhibit 1**, dated July 14, 2022, and  
24 graphically depicted in **Exhibit 2**, both of which are attached hereto  
25 (the "Subject Property"), has applied for a rezoning and  
26 reclassification of that property from Commercial, Residential and  
27 Office (CRO) District to Planned Unit Development (PUD) District, as  
28 described in Section 1 below; and

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

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

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

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

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

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

15       **Section 1. Property Rezoned.** The Subject Property is  
16 hereby rezoned and reclassified from Commercial, Residential and  
17 Office (CRO) District to Planned Unit Development (PUD) District.  
18 This new PUD district shall generally permit construction of a school  
19 and is described, shown and subject to the following documents,  
20 attached hereto:

21 **Exhibit 1** - Legal Description dated July 14, 2022.

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

23 **Exhibit 3** - Written Description dated August 15, 2022.

24 **Exhibit 4** - Site Plan dated May 5, 2021.

25       **Section 2. Owner and Description.** The Subject Property  
26 is owned by IPS Enterprises, Inc. and is legally described in **Exhibit**  
27 **1**, attached hereto. The applicant is Lilyann Linehan, 3111 West Dr.  
28 Martin Luther King Jr. Boulevard, Suite 375, Tampa, Florida 33607;  
29 (561) 687-2220.

30       **Section 3. Disclaimer.** The rezoning granted herein  
31 shall **not** be construed as an exemption from any other applicable

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

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

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16 Form Approved:

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18           /s/ Mary E. Staffopoulos          

19 Office of General Counsel

20 Legislation Prepared By: Bruce Lewis

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