

1 Introduced, substituted and amended by the Land Use and Zoning  
2 Committee:

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4  
5 **ORDINANCE 2022-19-E**

6 AN ORDINANCE REZONING APPROXIMATELY 2.02± ACRES,  
7 LOCATED IN COUNCIL DISTRICT 11 AT 0 GATE  
8 PARKWAY, BETWEEN BURNT MILL ROAD AND VILLAGE  
9 CROSSING DRIVE (R.E. NO. 167741-0580 (PORTION)),  
10 AS DESCRIBED HEREIN, OWNED BY S-15 LAND HOLDINGS  
11 LLC, FROM PLANNED UNIT DEVELOPMENT (PUD)  
12 DISTRICT (2016-283-E) TO PLANNED UNIT  
13 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
14 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
15 COMMERCIAL USES, AS DESCRIBED IN THE GATE/BURNT  
16 MILL PUD; PUD SUBJECT TO CONDITIONS; PROVIDING  
17 A DISCLAIMER THAT THE REZONING GRANTED HEREIN  
18 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
19 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
20 DATE.

21  
22 **WHEREAS**, S-15 Land Holdings LLC, the owner of approximately  
23 2.02± acres, located in Council District 11 at 0 Gate Parkway, between  
24 Burnt Mill Road and Village Crossing Drive (R.E. No. 167741-0580  
25 (Portion)), as more particularly described in **Exhibit 1**, dated April  
26 28, 2022, and graphically depicted in **Exhibit 2**, both of which are  
27 **attached hereto** (the "Subject Property"), has applied for a rezoning  
28 and reclassification of that property from Planned Unit Development  
29 (PUD) District (2016-283-E) to Planned Unit Development (PUD)  
30 District, as described in Section 1 below; and

1           **WHEREAS**, the Planning Commission has considered the application  
2 and has rendered an advisory opinion; and

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

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

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

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

18           **Section 1.           Property Rezoned.**       The Subject Property is  
19 hereby rezoned and reclassified from Planned Unit Development (PUD)  
20 District (2016-283-E) to Planned Unit Development (PUD) District.  
21 This new PUD district shall generally permit commercial uses, and is  
22 described, shown and subject to the following documents, **attached**  
23 **hereto:**

24           **Exhibit 1** - Legal Description dated April 28, 2022.

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

26           **Exhibit 3** - Written Description dated April 28, 2022.

27           **Exhibit 4** - Site Plan dated April 21, 2022.

28           **Section 2.           Rezoning Approved Subject to Conditions.** This  
29 rezoning is approved subject to the following conditions. Such  
30 conditions control over the Written Description and the Site Plan and  
31 may only be amended through a rezoning:

1 (1) If the "60' ROW" shown on the Site Plan will be dedicated  
2 to the City of Jacksonville, there shall be no parking on said right-  
3 of-way and dumpsters shall not be accessed from the City street, or  
4 as otherwise approved by the Planning and Development Department.

5 (2) The developer shall place appropriate signs on the driveway  
6 reflected on the Site Plan to indicate the southern driveway is enter  
7 only and the northern driveway is exit only to prevent drivers from  
8 traveling in the wrong direction, or as otherwise approved by the  
9 Planning and Development Department.

10 (3) The developer shall demonstrate through a traffic study  
11 that the southern driveway will be outside the queue length of the  
12 roundabout. The road shown on the "60' ROW", as reflected on the  
13 Site Plan, will continue to Village Crossing Drive. Vehicles from  
14 the developments on Park Village Drive shall be taken into account  
15 for the queue length at the roundabout.

16 **Section 3. Owner and Description.** The Subject Property  
17 is owned by S-15 Land Holdings LLC, and is legally described in  
18 **Exhibit 1, attached hereto.** The applicant is T.R. Hainline, Esq.,  
19 1301 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207;  
20 (904) 346-5531.

21 **Section 4. Disclaimer.** The rezoning granted herein  
22 shall not be construed as an exemption from any other applicable  
23 local, state, or federal laws, regulations, requirements, permits or  
24 approvals. All other applicable local, state or federal permits or  
25 approvals shall be obtained before commencement of the development  
26 or use and issuance of this rezoning is based upon acknowledgement,  
27 representation and confirmation made by the applicant(s), owner(s),  
28 developer(s) and/or any authorized agent(s) or designee(s) that the  
29 subject business, development and/or use will be operated in strict  
30 compliance with all laws. Issuance of this rezoning does not approve,  
31 promote or condone any practice or act that is prohibited or

1 restricted by any federal, state or local laws.

2           **Section 5.           Effective Date.** The enactment of this Ordinance  
3 shall be deemed to constitute a quasi-judicial action of the City  
4 Council and shall become effective upon signature by the Council  
5 President and the Council Secretary.

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7 Form Approved:

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9                     /s/ Mary E. Staffopoulos          

10 Office of General Counsel

11 Legislation Prepared By: Arimus Wells

12 GC-#1511021-v1-2022-19-E