

1 Introduced by the Land Use and Zoning Committee and Substituted on
2 the Floor of Council:

3
4
5 **ORDINANCE 2022-606**

6 AN ORDINANCE REZONING APPROXIMATELY 5.39± ACRES,
7 LOCATED IN COUNCIL DISTRICT 12 AT 0 BULLS BAY
8 HIGHWAY, BETWEEN BEAVER STREET WEST AND OLD
9 PLANK ROAD (R.E. NO. 006222-0230), OWNED BY RAY
10 LANE PROPERTIES, LLC, AS DESCRIBED HEREIN, FROM
11 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (1995-
12 609-E) TO PLANNED UNIT DEVELOPMENT (PUD)
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
14 ZONING CODE, TO PERMIT COMMERCIAL USES, AS
15 DESCRIBED IN THE BULLS BAY PUD; PROVIDING A
16 DISCLAIMER THAT THE REZONING GRANTED HEREIN
17 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
18 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
19 DATE.

20
21 **WHEREAS**, the owner of approximately 5.39± acres located in
22 Council District 12 at 0 Bulls Bay Highway, between Beaver Street
23 West and Old Plank Road (R.E. No. 006222-0230), as more particularly
24 described in **Exhibit 1**, dated March 3, 2022, and graphically depicted
25 in **Exhibit 2**, both of which are attached hereto (the "Subject
26 Property"), has applied for a rezoning and reclassification of that
27 property from Planned Unit Development (PUD) District (1995-609-E)
28 to Planned Unit Development (PUD) District, as described in Section
29 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 Planned Unit Development (PUD)
18 District (1995-609-E) to Planned Unit Development (PUD) District.
19 This new PUD district shall generally permit commercial uses, and is
20 described, shown and subject to the following documents, **attached**
21 **hereto:**

22 **Exhibit 1** - Legal Description dated March 3, 2022.

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

24 **Exhibit 3** - Written Description dated September 9, 2022.

25 **Exhibit 4** - Site Plan dated August 31, 2022.

26 **Section 2. Owner and Description.** The Subject Property
27 is owned by Ray Lane Properties, LLC. The applicant is Paul Harden,
28 Esq., 1431 Riverplace Boulevard, Suite 901, Jacksonville, Florida
29 32207; (904) 396-5731.

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:

17
18 /s/ Mary E. Staffopoulos

19 Office of General Counsel

20 Legislation Prepared By: Bruce Lewis

21 GC-#1525997-v1-2022-606_Sub_(Enrolled)