

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2022-759-E**

5 AN ORDINANCE REZONING APPROXIMATELY 1.79± ACRES,  
6 LOCATED IN COUNCIL DISTRICT 14 AT 0 PARRAMORE  
7 ROAD, BETWEEN COLLINS ROAD AND PARRAMORE ROAD  
8 (R.E. NO. 016518-0329 (PORTION)), AS DESCRIBED  
9 HEREIN, OWNED BY HARMONY FARMS OF JACKSONVILLE,  
10 L.L.C., FROM PLANNED UNIT DEVELOPMENT (PUD)  
11 DISTRICT (2008-778-E) TO PLANNED UNIT  
12 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
14 COMMERCIAL USES, AS DESCRIBED IN THE COLLINS  
15 TOWN CENTER STORAGE PUD; PROVIDING A DISCLAIMER  
16 THAT THE REZONING GRANTED HEREIN SHALL NOT BE  
17 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
18 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

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20 **WHEREAS**, Harmony Farms of Jacksonville, L.L.C., the owner of  
21 approximately 1.79± acres located in Council District 14 at 0  
22 Parramore Road, between Collins Road and Parramore Road (R.E. No.  
23 016518-0329 (portion)), as more particularly described in **Exhibit 1**,  
24 dated September 8, 2022, and graphically depicted in **Exhibit 2**, both  
25 of which are attached hereto (the "Subject Property"), has applied  
26 for a rezoning and reclassification of that property from Planned  
27 Unit Development (PUD) District (2008-778-E) to Planned Unit  
28 Development (PUD) District, as 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 Planned Unit Development (PUD)  
17 District (2008-778-E) to Planned Unit Development (PUD) District.  
18 This new PUD district shall generally permit commercial uses, and is  
19 described, shown and subject to the following documents, attached  
20 hereto:

21 **Exhibit 1** - Legal Description dated September 8, 2022.

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

23 **Exhibit 3** - Written Description dated September 21, 2022.

24 **Exhibit 4** - Site Plan dated August 29, 2022.

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

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: Erin Abney

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