

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-605-E**

5 AN ORDINANCE REZONING APPROXIMATELY 5.29± ACRES
6 LOCATED IN COUNCIL DISTRICT 11 AT 0 SALISBURY
7 ROAD, BETWEEN BELFORT ROAD AND BAYMEADOWS ROAD
8 (R.E. NO. 152577-0050), OWNED BY PARADIGM
9 HOLDINGS OF FLORIDA, LLC, AS DESCRIBED HEREIN,
10 FROM INDUSTRIAL BUSINESS PARK (IBP) DISTRICT TO
11 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE,
13 TO PERMIT OFFICE AND COMMERCIAL USES, AS
14 DESCRIBED IN THE PARADIGM PUD, PURSUANT TO
15 FUTURE LAND USE MAP SERIES (FLUMS) SMALL-SCALE
16 AMENDMENT APPLICATION NUMBER L-5470-20C;
17 PROVIDING A DISCLAIMER THAT THE REZONING
18 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
19 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
20 PROVIDING AN EFFECTIVE DATE.
21

22 **WHEREAS**, the City of Jacksonville adopted a Small-Scale
23 Amendment to the *2030 Comprehensive Plan* for the purpose of
24 revising portions of the Future Land Use Map series (FLUMs) in
25 order to ensure the accuracy and internal consistency of the plan,
26 pursuant to application L-5470-20C and companion land use Ordinance
27 2020-604; and

28 **WHEREAS**, in order to ensure consistency of zoning district
29 with the *2030 Comprehensive Plan* and the adopted companion Small-
30 Scale Amendment L-5470-20C, an application to rezone and reclassify
31 from Industrial Business Park (IBP) District to Planned Unit

1 Development (PUD) District was filed by Thomas O. Ingram, Esq., on
2 behalf of the owner of approximately 5.29± acres of certain real
3 property in Council District 11, as more particularly described in
4 Section 1; and

5 **WHEREAS**, the Planning and Development Department, in order to
6 ensure consistency of this zoning district with the *2030*
7 *Comprehensive Plan*, has considered the rezoning and has rendered an
8 advisory opinion; and

9 **WHEREAS**, the Planning Commission has considered the
10 application and has rendered an advisory opinion; and

11 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due
12 notice, held a public hearing and made its recommendation to the
13 Council; and

14 **WHEREAS**, the City Council, after due notice, held a public
15 hearing, and taking into consideration the above recommendations as
16 well as all oral and written comments received during the public
17 hearings, the Council finds that such rezoning is consistent with
18 the *2030 Comprehensive Plan* adopted under the comprehensive
19 planning ordinance for future development of the City of
20 Jacksonville; and

21 **WHEREAS**, the Council finds that the proposed PUD does not
22 affect adversely the orderly development of the City as embodied in
23 the *Zoning Code*; will not affect adversely the health and safety of
24 residents in the area; will not be detrimental to the natural
25 environment or to the use or development of the adjacent properties
26 in the general neighborhood; and the proposed PUD will accomplish
27 the objectives and meet the standards of Section 656.340 (Planned
28 Unit Development) of the *Zoning Code* of the City of Jacksonville;
29 now, therefore

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

31 **Section 1. Subject Property Location and Description.** The

1 approximately 5.29± acres (R.E. No. 152577-0050) are located in
2 Council District 11, at 0 Salisbury Road, between Belfort Road and
3 Baymeadows Road, as more particularly described in **Exhibit 1**, dated
4 August 27, 2020, and graphically depicted in **Exhibit 2**, both of
5 which are **attached hereto** and incorporated herein by this reference
6 (Subject Property).

7 **Section 2. Owner and Applicant Description.** The Subject
8 Property is owned by Paradigm Holdings of Florida, LLC. The
9 applicant is Thomas O. Ingram, Esq. 233 East Bay Street, Suite
10 1113, Jacksonville, Florida 32202; (904) 612-9179.

11 **Section 3. Property Rezoned.** The Subject Property,
12 pursuant to adopted companion Small-Scale Amendment L-5470-20C, is
13 hereby rezoned and reclassified from Industrial Business Park (IBP)
14 District to Planned Unit Development (PUD) District. This new PUD
15 district shall generally permit office and commercial uses, and is
16 described, shown and subject to the following documents, **attached**
17 **hereto:**

18 **Exhibit 1** - Legal Description dated August 27, 2020.

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

20 **Exhibit 3** - Written Description dated September 10, 2020.

21 **Exhibit 4** - Site Plan dated June 12, 2020.

22 **Section 4. Contingency.** This rezoning shall not become
23 effective until 31 days after adoption of the companion Small-Scale
24 Amendment unless challenged by the state land planning agency; and
25 further provided that if the companion Small-Scale Amendment is
26 challenged by the state land planning agency, this rezoning shall
27 not become effective until the state land planning agency or the
28 Administration Commission issues a final order determining the
29 companion Small-Scale Amendment is in compliance with Chapter 163,
30 *Florida Statutes*.

31 **Section 5. Disclaimer.** The rezoning granted herein

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

13 **Section 6. Effective Date.** The enactment of this
14 Ordinance shall be deemed to constitute a quasi-judicial action of
15 the City Council and shall become effective upon signature by the
16 Council President and the Council Secretary.

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18 Form Approved:

19
20 /s/ Shannon K. Eller

21 Office of General Counsel

22 Legislation Prepared By: Erin Abney

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