

1 Introduced and amended by the Land Use and Zoning Committee:  
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3

4 **ORDINANCE 2024-142-E**

5 AN ORDINANCE REZONING APPROXIMATELY 20.00±  
6 ACRES, LOCATED IN COUNCIL DISTRICT 12 AT 0  
7 OAKLEAF PLANTATION PARKWAY (R.E. NO. 002442-  
8 1000), AS DESCRIBED HEREIN, OWNED BY NORTH EAST  
9 DISTRICT, FLORIDA ANNUAL CONFERENCE, UNITED  
10 METHODIST CHURCH, INC., FROM PLANNED UNIT  
11 DEVELOPMENT (PUD) DISTRICT (1999-804-E) TO  
12 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
14 PERMIT MULTI-FAMILY RESIDENTIAL USES, AS  
15 DESCRIBED IN THE VILLAGES OF ARGYLE PUD,  
16 PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS)  
17 SMALL-SCALE AMENDMENT APPLICATION NUMBER L-  
18 5905-24C; PROVIDING A DISCLAIMER THAT THE  
19 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
20 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
21 PROVIDING AN EFFECTIVE DATE.  
22

23 **WHEREAS**, the City of Jacksonville adopted a Small-Scale  
24 Amendment to the *2045 Comprehensive Plan* for the purpose of revising  
25 portions of the Future Land Use Map series (FLUMs) in order to ensure  
26 the accuracy and internal consistency of the plan, pursuant to  
27 companion application L-5905-24C; and

28 **WHEREAS**, in order to ensure consistency of zoning district  
29 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale  
30 Amendment L-5905-24C, an application to rezone and reclassify from  
31 Planned Unit Development (PUD) District (1999-804-E) to Planned Unit

1 Development (PUD) District was filed by Staci Rewis, Esq. on behalf  
2 of the owner of approximately 20.00± acres of certain real property  
3 in Council District 12, as more particularly described in Section 1;  
4 and

5 **WHEREAS**, the Planning and Development Department, in order to  
6 ensure consistency of this zoning district with the *2045 Comprehensive*  
7 *Plan*, has considered the rezoning and has rendered an advisory  
8 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 Committee, after due notice  
12 and public hearing, has made its recommendation to the Council; and

13 **WHEREAS**, the City Council, after due notice, held a public  
14 hearing, and taking into consideration the above recommendations as  
15 well as all oral and written comments received during the public  
16 hearings, the Council finds that such rezoning is consistent with the  
17 *2045 Comprehensive Plan* adopted under the comprehensive planning  
18 ordinance for future development of the City of Jacksonville; and

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

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

29 **Section 1. Subject Property Location and Description.** The  
30 approximately 20.00± acres are located in Council District 12 at 0  
31 Oakleaf Plantation Parkway, between Charter Oaks Boulevard and Branan

1 Field Road (R.E. No. 002442-1000), as more particularly described in  
2 **Exhibit 1**, dated January 10, 2024, and graphically depicted in **Exhibit**  
3 **2**, both of which are attached hereto and incorporated herein by this  
4 reference (the "Subject Property").

5 **Section 2. Owner and Applicant Description.** The Subject  
6 Property is owned by North East District, Florida Annual Conference,  
7 United Methodist Church, Inc. The applicant is Staci Rewis, Esq., One  
8 Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)  
9 301-1269.

10 **Section 3. Property Rezoned.** The Subject Property,  
11 pursuant to adopted companion Small-Scale Amendment Application  
12 L-5905-24C, is hereby rezoned and reclassified from Planned Unit  
13 Development (PUD) District (1999-804-E) to Planned Unit Development  
14 (PUD) District. This new PUD district shall generally permit  
15 multi-family residential uses, and is described, shown and subject  
16 to the following documents, attached hereto:

17 **Exhibit 1** - Legal Description dated January 10, 2024.

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

19 **Revised Exhibit 3** - Revised Written Description dated April 2, 2024.

20 **Exhibit 4** - Site Plan dated November 3, 2023.

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

29 **Section 5. Disclaimer.** The rezoning granted herein  
30 shall **not** be construed as an exemption from any other applicable  
31 local, state, or federal laws, regulations, requirements, permits or

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

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

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15 Form Approved:

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17           /s/ Mary E. Staffopoulos          

18 Office of General Counsel

19 Legislation Prepared By: Caroline Fulton

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