

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2020-310-E**

5 AN ORDINANCE REZONING APPROXIMATELY 12.87±  
6 ACRES, LOCATED IN COUNCIL DISTRICT 11 AT 10911  
7 BAYMEADOWS ROAD AND 10915 BAYMEADOWS ROAD,  
8 BETWEEN POINT MEADOWS DRIVE AND POINT MEADOWS  
9 WAY (R.E. NOS. 167758-0160, 167758-0170 AND  
10 167758-0180), AS DESCRIBED HEREIN, OWNED BY  
11 THE POINT MEADOWS LAND TRUST, FROM PLANNED  
12 UNIT DEVELOPMENT (PUD) DISTRICT (2001-149-E)  
13 TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
14 DEFINED AND CLASSIFIED UNDER THE ZONING CODE,  
15 TO PERMIT COMMERCIAL USES, AS DESCRIBED IN THE  
16 SHOPPES AT POINT MEADOWS II PUD; PROVIDING A  
17 DISCLAIMER THAT THE REZONING GRANTED HEREIN  
18 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM  
19 ANY OTHER APPLICABLE LAWS; PROVIDING AN  
20 EFFECTIVE DATE.  
21

22 **WHEREAS**, the Point Meadows Land Trust, the owner of  
23 approximately 12.87± acres, located in Council District 11 at 10911  
24 Baymeadows Road and 10915 Baymeadows Road, between Point Meadows  
25 Drive and Point Meadows Way (R.E. Nos. 167758-0160, 167758-0170 and  
26 167758-0180), as more particularly described in **Exhibit 1**, dated  
27 May 11, 2020, and graphically depicted in **Exhibit 2**, both of which  
28 are **attached hereto** (Subject Property), has applied for a rezoning  
29 and reclassification of that property from Planned Unit Development  
30 (PUD) District (2001-149-E) to Planned Unit Development (PUD)  
31 District, as described in Section 1 below; and

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

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

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

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

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

19           **Section 1. Property Rezoned.** The Subject Property is  
20 hereby rezoned and reclassified from Planned Unit Development (PUD)  
21 District (2001-149-E) to Planned Unit Development (PUD) District.  
22 This new PUD district shall generally permit commercial uses, and  
23 is described, shown and subject to the following documents,  
24 **attached hereto:**

25 **Exhibit 1** - Legal Description dated May 11, 2020.

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

27 **Revised Exhibit 3** - Revised Written Description dated July 9, 2020.

28 **Revised Exhibit 4** - Revised Site Plan dated July 9, 2020.

29           **Section 2. Owner and Description.** The Subject Property  
30 is owned by the Point Meadows Land Trust, and is legally described  
31 in **Exhibit 1, attached hereto.** The agent is Eric Sloan, 1 Sleiman

1 Parkway, Suite 100, Jacksonville, Florida 32216; (904) 731-4875.

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

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

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20 Form Approved:

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22           /s/ Shannon K. Eller          

23 Office of General Counsel

24 Legislation Prepared By: Arimus Wells

25 GC-#1384573-v1-2020-310-E