

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-666**

5 AN ORDINANCE REZONING APPROXIMATELY 2.62± ACRES  
6 LOCATED IN COUNCIL DISTRICT 9 AT 0 WILSON BLVD.,  
7 BETWEEN OLD MIDDLEBURG RD. AND FOURAKER RD. (R.E.  
8 NO(S). 012499-0000), AS DESCRIBED HEREIN, OWNED  
9 BY LANDEN'S WALK, LLC FROM COMMERCIAL RESIDENTIAL  
10 AND OFFICE (CRO) DISTRICT TO PLANNED UNIT  
11 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
12 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
13 OFFICE AND WAREHOUSE USES, AS DESCRIBED IN THE  
14 WILSON BOULEVARD BUSINESS PARK PUD, PURSUANT TO  
15 FUTURE LAND USE MAP SERIES (FLUMS) SMALL-SCALE  
16 AMENDMENT APPLICATION NUMBER L-5953-24C;  
17 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
18 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
19 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
20 EFFECTIVE DATE.

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22 **WHEREAS**, the City of Jacksonville adopted a Small-Scale  
23 Amendment to the *2045 Comprehensive Plan* for the purpose of revising  
24 portions of the Future Land Use Map series (FLUMs) in order to ensure  
25 the accuracy and internal consistency of the plan, pursuant to the  
26 companion land use application L-5953-24C; and

27 **WHEREAS**, in order to ensure consistency of zoning district  
28 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale  
29 Amendment L-5953-24C, an application to rezone and reclassify from  
30 Commercial Residential and Office (CRO) District to Planned Unit  
31 Development (PUD) District was filed by Chris Hagan, on behalf of

1 Landen's Walk, LLC, owners of approximately 2.62± acres of certain  
2 real property in Council District 9, as more particularly described  
3 in Section 1 below; and

4 **WHEREAS,** the Planning and Development Department, in order to  
5 ensure consistency of this zoning district with the *2045 Comprehensive*  
6 *Plan*, has considered the rezoning and has rendered an advisory  
7 opinion; and

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

10 **WHEREAS,** the Land Use and Zoning (LUZ) Committee, after due  
11 notice, held a public hearing and made its recommendation to the  
12 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,** based on the staff report of the Planning and  
20 Development Department and other competent and substantial evidence  
21 received at the public hearings, the Council finds that the proposed  
22 PUD does not affect adversely the orderly development of the City as  
23 embodied in the *Zoning Code*; will not affect adversely the health and  
24 safety of residents in the area; will not be detrimental to the  
25 natural environment or to the use or development of the adjacent  
26 properties in the general neighborhood; and the proposed PUD will  
27 accomplish the objectives and meet the standards of Section 656.340  
28 (Planned Unit Development) of the *Zoning Code* of the City of  
29 Jacksonville; 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 2.62± acres are located in Council District 9 at 0  
2 Wilson Blvd., Between Old Middleburg Rd. and Fouraker Rd. (R.E. No(s).  
3 012499-0000), as more particularly described in **Exhibit 1**, dated May  
4 29, 2024, and graphically depicted in **Exhibit 2**, both attached hereto  
5 and incorporated herein by this reference (the "Subject Property").

6 **Section 2. Owner and Applicant Description.** The Subject  
7 Property is owned by Landen's Walk, LLC. The applicant is Chris Hagan,  
8 208 N. Laura St., Suite 710, Jacksonville, Florida, 32202; (904) 425-  
9 8765 8051 Tara Lane, Jacksonville, Florida, 32216; (904) 993-5008.

10 **Section 3. Property Rezoned.** The Subject Property,  
11 pursuant to adopted companion Small-Scale Amendment L-5953-24C, is  
12 hereby rezoned and reclassified from Commercial Residential and  
13 Office (CRO) District to Planned Unit Development (PUD) District.  
14 This new PUD district shall generally permit office and warehouse  
15 uses, and is described, shown and subject to the following documents,  
16 attached hereto:

17 **Exhibit 1** - Legal Description dated May 29, 2024.

18 **Exhibit 2** - Subject Property Map (prepared by P&DD).

19 **Exhibit 3** - Written Description dated May 16, 2024.

20 **Exhibit 4** - Site Plan dated April 26, 2024.

21 **Section 7. 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 8. Disclaimer.** The rezoning granted herein shall  
30 not be construed as an exemption from any other applicable local,  
31 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 9. 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/ Dylan Reingold          

18 Office of General Counsel

19 Legislation Prepared By: Kaysie Cox

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