

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2019-315-E**

5 AN ORDINANCE REZONING APPROXIMATELY 1.90±  
6 ACRES, LOCATED IN COUNCIL DISTRICT 14 AT 0  
7 PARRAMORE ROAD, BETWEEN COLLINS ROAD AND  
8 PARRAMORE COURT (R.E. NO. 016518-0475), AS  
9 DESCRIBED HEREIN, OWNED BY HARMONY FARMS OF  
10 JACKSONVILLE, LLC, FROM PLANNED UNIT  
11 DEVELOPMENT (PUD) DISTRICT (ORDINANCE 2008-  
12 778-E) TO PLANNED UNIT DEVELOPMENT (PUD)  
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
14 ZONING CODE, TO PERMIT COMMERCIAL USES, AS  
15 DESCRIBED IN THE COLLINS TOWN CENTER PUD; PUD  
16 SUBJECT TO CONDITION; PROVIDING A DISCLAIMER  
17 THAT THE REZONING GRANTED HEREIN SHALL NOT BE  
18 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
19 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
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21 **WHEREAS**, Harmony Farms of Jacksonville, LLC, the owner of  
22 approximately 1.90± acres, located in Council District 14 at 0  
23 Parramore Road, between Collins Road and Parramore Court (R.E. No.  
24 016518-0475), as more particularly described in **Exhibit 1**, dated  
25 April 3, 2019, and graphically depicted in **Exhibit 2**, both of which  
26 are **attached hereto** and incorporated herein by this reference  
27 (Subject Property), has applied for a rezoning and reclassification  
28 of that property from Planned Unit Development (PUD) District  
29 (Ordinance 2008-778-E) to Planned Unit Development (PUD) District,  
30 as described in Section 1 below; and

31 **WHEREAS**, the Planning Commission has considered the

1 application and has rendered an advisory opinion; and

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

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

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

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

18 **Section 1. Property Rezoned.** The Subject Property is  
19 hereby rezoned and reclassified from Planned Unit Development (PUD)  
20 District (Ordinance 2008-778-E) to Planned Unit Development (PUD)  
21 District. This new PUD district shall generally permit commercial  
22 uses, and is described, shown and subject to the following attached  
23 documents:

24 **Exhibit 1** - Legal Description dated April 3, 2019.

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

26 **Exhibit 3** - Written Description dated April 8, 2019.

27 **Exhibit 4** - Site Plan dated April 10, 2019.

28 **Section 2. Rezoning Approved Subject to Condition.** This  
29 rezoning is approved subject to the following condition. Such  
30 condition shall control over the Written Description and the Site  
31 Plan and may only be amended through a rezoning.

1 (1) The Site Plan and Architectural Elevations shall be  
2 consistent with the Jacksonville Design Guidelines and Best  
3 Practices Handbook, subject to review and approval by the Planning  
4 and Development Department at the time of verification of  
5 substantial compliance of the PUD.

6 **Section 3. Owner and Description.** The Subject Property  
7 is owned by Harmony Farms of Jacksonville, LLC, and is legally  
8 described in **Exhibit 1, attached hereto.** The agent is Steve  
9 Diebenow, Esq., One Independent Drive, Suite 1200, Jacksonville,  
10 Florida 32202; (904) 301-1269.

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

24 **Section 5. Effective Date.** The enactment of this  
25 Ordinance shall be deemed to constitute a quasi-judicial action of  
26 the City Council and shall become effective upon signature by the  
27 Council President and the Council Secretary.

1 Form Approved:

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3           /s/ Shannon K. Eller          

4 Office of General Counsel

5 Legislation Prepared By: Arimus Wells

6 GC-#1289860-v1-2019-315-E