

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-16**

5 AN ORDINANCE REZONING APPROXIMATELY 42.71± ACRES
6 LOCATED IN COUNCIL DISTRICT 7 AT 0 OWENS ROAD,
7 BETWEEN RANCH ROAD AND INTERSTATE-95 (R.E. NOS.
8 019348-0700 AND 019348-0710), OWNED BY PAAL I-
9 95, LLC, AS DESCRIBED HEREIN, FROM PLANNED UNIT
10 DEVELOPMENT (PUD) DISTRICT (2008-790-E) TO
11 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
13 PERMIT MULTI-FAMILY RESIDENTIAL AND
14 PROFESSIONAL OFFICE USES, AS DESCRIBED IN THE
15 OWENS ROAD PUD, PURSUANT TO FUTURE LAND USE MAP
16 SERIES (FLUMS) SMALL-SCALE AMENDMENT
17 APPLICATION NUMBER L-5637-21C; PROVIDING A
18 DISCLAIMER THAT THE REZONING GRANTED HEREIN
19 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
20 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
21 DATE.
22

23 **WHEREAS,** the City of Jacksonville adopted a Small-Scale
24 Amendment to the *2030 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 the
27 companion land use application L-5637-21C; and

28 **WHEREAS,** in order to ensure consistency of zoning district with
29 the *2030 Comprehensive Plan* and the adopted companion Small-Scale
30 Amendment L-5637-21C, an application to rezone and reclassify from
31 Planned Unit Development (PUD) District (2008-790-E) to Planned Unit

1 Development (PUD) District was filed by Lara Hipps on behalf of the
2 owner of approximately 42.71± acres of certain real property in
3 Council District 7, as more particularly described in Section 1; and

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

8 **WHEREAS**, the Planning Commission has considered the application
9 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 *2030 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 affect
20 adversely the orderly development of the City as embodied in the
21 *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 42.71± acres are located in Council District 7 at 0
31 Owens Road, between Ranch Road and Interstate-95, as more particularly
32 described in **Exhibit 1**, dated November 16, 2021, and graphically

1 depicted in **Exhibit 2**, both of which are **attached hereto** and
2 incorporated herein by this reference (the "Subject Property").

3 **Section 2. Owner and Applicant Description.** The Subject
4 Property is owned by PAAL I-95, LLC. The applicant is Lara Hipps,
5 1650 Margaret Street, #323, Jacksonville, Florida 32204; (904) 781-
6 2654.

7 **Section 3. Property Rezoned.** The Subject Property,
8 pursuant to adopted companion Small-Scale Amendment L-5637-21C, is
9 hereby rezoned and reclassified from Planned Unit Development (PUD)
10 District (2008-790-E) to Planned Unit Development (PUD) District.
11 This new PUD district shall generally permit multi-family residential
12 and professional office uses, and is described, shown and subject to
13 the following documents, **attached hereto**:

14 **Exhibit 1** - Legal Description dated November 16, 2021.

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

16 **Exhibit 3** - Written Description dated November 16, 2021.

17 **Exhibit 4** - Site Plan dated November 18, 2021.

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

27 **Section 5. Disclaimer.** The rezoning granted herein
28 shall not be construed as an exemption from any other applicable
29 local, state, or federal laws, regulations, requirements, permits or
30 approvals. All other applicable local, state or federal permits or
31 approvals shall be obtained before commencement of the development
32 or use, and issuance of this rezoning is based upon acknowledgement,

1 representation and confirmation made by the applicant(s), owner(s),
2 developer(s) and/or any authorized agent(s) or designee(s) that the
3 subject business, development and/or use will be operated in strict
4 compliance with all laws. Issuance of this rezoning does not approve,
5 promote or condone any practice or act that is prohibited or
6 restricted by any federal, state or local laws.

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

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12 Form Approved:

13
14 /s/ Mary E. Staffopoulos

15 Office of General Counsel

16 Legislation Prepared By: Bruce Lewis

17 GC-#1472101-v3-2022-16_(Z-3902-PUD)