

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2021-746-E**

5 AN ORDINANCE REZONING APPROXIMATELY 11.98±  
6 ACRES, LOCATED IN COUNCIL DISTRICT 7 AT 15582  
7 TISON ROAD AND 0 TISON ROAD (R.E. NOS. 019566-  
8 0200 AND 019578-0020), BETWEEN TISON ROAD AND  
9 PECAN PARK ROAD, AS DESCRIBED HEREIN, OWNED BY  
10 PECAN PARK I, LLC AND PECAN PARK II, LLC, FROM  
11 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (2008-  
12 784-E) TO PLANNED UNIT DEVELOPMENT (PUD)  
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
14 ZONING CODE, TO PERMIT MULTI-FAMILY RESIDENTIAL  
15 USES, AS DESCRIBED IN THE TISON/PECAN PARK PUD;  
16 PUD SUBJECT TO CONDITIONS; PROVIDING A  
17 DISCLAIMER THAT THE REZONING GRANTED HEREIN  
18 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
19 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
20 DATE.  
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22 **WHEREAS**, Pecan Park I, LLC and Pecan Park II, LLC, the owners  
23 of approximately 11.98± acres, located in Council District 7 at 15582  
24 Tison Road and 0 Tison Road (R.E. Nos. 019566-0200 and 019578-0020),  
25 as more particularly described in **Exhibit 1**, dated June 9, 2021, and  
26 graphically depicted in **Exhibit 2**, both of which are **attached hereto**  
27 (the "Subject Property"), have applied for a rezoning and  
28 reclassification of that property from Planned Unit Development (PUD)  
29 District (2008-784-E) to Planned Unit Development (PUD) District, as  
30 described in Section 1 below; and

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

1 and has rendered an advisory opinion; and

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

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

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

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

17 **Section 1. Property Rezoned.** The Subject Property is  
18 hereby rezoned and reclassified from Planned Unit Development (PUD)  
19 District (2008-784-E) to Planned Unit Development (PUD) District.  
20 This new PUD district shall generally permit multi-family residential  
21 uses, and is described, shown and subject to the following documents,  
22 **attached hereto:**

23 **Exhibit 1** - Legal Description dated June 9, 2021.

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

25 **Revised Exhibit 3** - Revised Written Description dated October 12,  
26 2021.

27 **Exhibit 4** - Site Plan dated June 28, 2021.

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

1 (1) The maximum number of dwelling units shall be limited to  
2 20 units per acre, consistent with the density requirements of the  
3 Medium Density Residential (MDR) Land Use Category in the Suburban  
4 Development Area.

5 (2) A Traffic Study shall be provided at the Civil Site Plan  
6 Review. The Traffic Professional shall set up a methodology meeting  
7 prior to the commencement of the study to determine the limits of the  
8 study. The methodology meeting shall include the Chief of Traffic  
9 Engineering, the Chief of Transportation Planning, and the Traffic  
10 Reviewer from Development Services.

11 **Section 3. Owner and Description.** The Subject Property  
12 is owned by Pecan Park I, LLC and Pecan Park II, LLC, and is legally  
13 described in **Exhibit 1, attached hereto.** The applicant is Paul  
14 Harden, Esq., 1431 Riverplace Boulevard, Suite 901, Jacksonville,  
15 Florida 32207; (904) 396-5731.

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

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

1 Form Approved:

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3           /s/ Mary E. Staffopoulos          

4 Office of General Counsel

5 Legislation Prepared By: Connor Corrigan

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