

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2020-474**

5 AN ORDINANCE REZONING APPROXIMATELY 8.98± ACRES  
6 LOCATED IN COUNCIL DISTRICT 6 AT 0 SAN JOSE  
7 BOULEVARD, 12375 SAN JOSE BOULEVARD, 12387 SAN  
8 JOSE BOULEVARD, AND 12421 SAN JOSE BOULEVARD,  
9 BETWEEN PADDLE CREEK DRIVE AND JULINGTON CREEK  
10 ROAD, OWNED BY CENTERSTATE BANK OF FLORIDA,  
11 N.A., ET AL., AS DESCRIBED HEREIN, FROM  
12 COMMERCIAL OFFICE (CO) DISTRICT AND PLANNED  
13 UNIT DEVELOPMENT (PUD) DISTRICT (2005-233-E) TO  
14 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
15 DEFINED AND CLASSIFIED UNDER THE ZONING CODE,  
16 TO PERMIT RESIDENTIAL AND OFFICE USES, AS  
17 DESCRIBED IN THE SAN JOSE AND MANDARIN MEADOWS  
18 PUD, PURSUANT TO FUTURE LAND USE MAP SERIES  
19 (FLUMS) SMALL-SCALE AMENDMENT APPLICATION  
20 NUMBER L-5450-20C; PROVIDING A DISCLAIMER THAT  
21 THE REZONING GRANTED HEREIN SHALL NOT BE  
22 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
23 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
24

25 **WHEREAS,** the City of Jacksonville adopted a Small-Scale  
26 Amendment to the *2030 Comprehensive Plan* for the purpose of  
27 revising portions of the Future Land Use Map series (FLUMs) in  
28 order to ensure the accuracy and internal consistency of the plan,  
29 pursuant to application L-5450-20C and companion land use Ordinance  
30 2020-473; and

31 **WHEREAS,** in order to ensure consistency of zoning district

1 with the *2030 Comprehensive Plan* and the adopted companion Small-  
2 Scale Amendment L-5450-20C, an application to rezone and reclassify  
3 from Commercial Office (CO) District and Planned Unit Development  
4 (PUD) District (2005-233-E) to Planned Unit Development (PUD)  
5 District was filed by Paul M. Harden, Esq., on behalf of the owners  
6 of approximately 8.98± acres of certain real property in Council  
7 District 6, as more particularly described in Section 1; and

8       **WHEREAS**, the Planning and Development Department, in order to  
9 ensure consistency of this zoning district with the *2030*  
10 *Comprehensive Plan*, has considered the rezoning and has rendered an  
11 advisory opinion; and

12       **WHEREAS**, the Planning Commission has considered the  
13 application and has rendered an advisory opinion; and

14       **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due  
15 notice, held a public hearing and made its recommendation to the  
16 Council; and

17       **WHEREAS**, the City Council, after due notice, held a public  
18 hearing, and taking into consideration the above recommendations as  
19 well as all oral and written comments received during the public  
20 hearings, the Council finds that such rezoning is consistent with  
21 the *2030 Comprehensive Plan* adopted under the comprehensive  
22 planning ordinance for future development of the City of  
23 Jacksonville; and

24       **WHEREAS**, the Council finds that the proposed PUD does not  
25 affect adversely the orderly development of the City as embodied in  
26 the *Zoning Code*; will not affect adversely the health and safety of  
27 residents in the area; will not be detrimental to the natural  
28 environment or to the use or development of the adjacent properties  
29 in the general neighborhood; and the proposed PUD will accomplish  
30 the objectives and meet the standards of Section 656.340 (Planned  
31 Unit Development) of the *Zoning Code* of the City of Jacksonville;

1 now, therefore

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

3 **Section 1. Subject Property Location and Description.** The  
4 approximately 8.98± acres are located in Council District 6, at 0  
5 San Jose Boulevard, 12375 San Jose Boulevard, 12387 San Jose  
6 Boulevard, and 12421 San Jose Boulevard, between Paddle Creek Drive  
7 and Julington Creek Road, as more particularly described in **Exhibit**  
8 **1**, dated May 27, 2020, and graphically depicted in **Exhibit 2**, both  
9 of which are **attached hereto** and incorporated herein by this  
10 reference (Subject Property).

11 **Section 2. Owner and Applicant Description.** The Subject  
12 Property is owned by Centerstate Bank of Florida, N.A., et al. The  
13 applicant is Paul M. Harden, Esq., 501 Riverside Avenue, Suite 901,  
14 Jacksonville, Florida; (904) 396-5731.

15 **Section 3. Property Rezoned.** The Subject Property,  
16 pursuant to adopted companion Small-Scale Amendment L-5450-20C, is  
17 hereby rezoned and reclassified from Commercial Office (CO)  
18 District and Planned Unit Development (PUD) District (2005-233-E)  
19 to Planned Unit Development (PUD) District. This new PUD district  
20 shall generally permit residential and office uses, and is  
21 described, shown and subject to the following documents, **attached**  
22 **hereto:**

23 **Exhibit 1** - Legal Description dated May 27, 2020.

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

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

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

27 **Section 4. Contingency.** This rezoning shall not become  
28 effective until 31 days after adoption of the companion Small-Scale  
29 Amendment unless challenged by the state land planning agency; and  
30 further provided that if the companion Small-Scale Amendment is  
31 challenged by the state land planning agency, this rezoning shall

1 not become effective until the state land planning agency or the  
2 Administration Commission issues a final order determining the  
3 companion Small-Scale Amendment is in compliance with Chapter 163,  
4 *Florida Statutes*.

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

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

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23 Form Approved:

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25           /s/ Shannon K. Eller          

26 Office of General Counsel

27 Legislation Prepared By: Kaysie Cox

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