

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-777**

5 AN ORDINANCE REZONING APPROXIMATELY 2.82± ACRES
6 LOCATED IN COUNCIL DISTRICT 10 AT 0 RICKER ROAD,
7 BETWEEN OLD MIDDLEBURG ROAD NORTH AND WENDELL
8 DRIVE (R.E. NO. 012507-0020), OWNED BY BCEL 8B,
9 LLC, AS DESCRIBED HEREIN, FROM COMMERCIAL
10 COMMUNITY/GENERAL-1 (CCG-1) DISTRICT TO PLANNED
11 UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
12 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
13 MULTI-FAMILY RESIDENTIAL USES, AS DESCRIBED IN
14 THE RICKER ROAD PUD, PURSUANT TO FUTURE LAND USE
15 MAP SERIES (FLUMS) SMALL-SCALE AMENDMENT
16 APPLICATION NUMBER L-5603-21C; PROVIDING A
17 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
18 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
19 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
20

21 **WHEREAS**, the City of Jacksonville adopted a Small-Scale
22 Amendment to the *2030 Comprehensive Plan* for the purpose of revising
23 portions of the Future Land Use Map series (FLUMs) in order to ensure
24 the accuracy and internal consistency of the plan, pursuant to the
25 companion land use application L-5603-21C; and

26 **WHEREAS**, in order to ensure consistency of zoning district with
27 the *2030 Comprehensive Plan* and the adopted companion Small-Scale
28 Amendment L-5603-21C, an application to rezone and reclassify from
29 Commercial Community/General-1 (CCG-1) District to Planned Unit
30 Development (PUD) District was filed by Curtis L. Hart, on behalf of

1 the owner of approximately 2.82± acres of certain real property in
2 Council District 10, as more particularly described in Section 1; and

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

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

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

12 **WHEREAS**, the City Council, after due notice, held a public
13 hearing, and taking into consideration the above recommendations as
14 well as all oral and written comments received during the public
15 hearings, the Council finds that such rezoning is consistent with the
16 *2030 Comprehensive Plan* adopted under the comprehensive planning
17 ordinance for future development of the City of Jacksonville; and

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

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

28 **Section 1. Subject Property Location and Description.** The
29 approximately 2.82± acres are located in Council District 10, at 0
30 Ricker Road, between Old Middleburg Road North and Wendell Drive
31 (R.E. No. 012507-0020), as more particularly described in **Exhibit 1**,

1 dated August 11, 2021, and graphically depicted in **Exhibit 2**, both
2 of which are **attached hereto** and incorporated herein by this reference
3 (the "Subject Property").

4 **Section 2. Owner and Applicant Description.** The Subject
5 Property is owned by BCEL 8B, LLC. The applicant is Curtis L. Hart,
6 8051 Tara Lane, Jacksonville, Florida 32216; (904) 993-5008.

7 **Section 3. Property Rezoned.** The Subject Property,
8 pursuant to adopted companion Small-Scale Amendment L-5603-21C, is
9 hereby rezoned and reclassified from Commercial Community/General-1
10 (CCG-1) District to Planned Unit Development (PUD) District. This new
11 PUD district shall generally permit multi-family residential uses,
12 and is described, shown and subject to the following documents,
13 **attached hereto:**

14 **Exhibit 1** - Legal Description dated August 11, 2021.

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

16 **Exhibit 3** - Written Description dated September 30, 2021.

17 **Exhibit 4** - Site Plan dated August 3, 2021.

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

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

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

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14 Form Approved:

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16 /s/ Mary E. Staffopoulos

17 Office of General Counsel

18 Legislation Prepared By: Erin Abney

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