

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2019-749**

5 AN ORDINANCE REZONING APPROXIMATELY 22.52±
6 ACRES LOCATED IN COUNCIL DISTRICT 7 AT 0 MAX
7 LEGGETT PARKWAY, 15324 MAX LEGGETT PARKWAY AND
8 0 OWENS ROAD, BETWEEN OWENS ROAD AND AIRPORT
9 CENTER DRIVE (R.E. NOS. 106249-0000, 106252-
10 0020, 106252-0200, 106252-0300 (PORTION), AND
11 106252-0400 (PORTION)), AS DESCRIBED HEREIN,
12 OWNED BY RAMCO PARKWAY, LLC, AND RAMCO DUVAL
13 TRS, LLC, FROM PLANNED UNIT DEVELOPMENT (PUD)
14 DISTRICT (2009-253-E AND MM-18-09) TO PLANNED
15 UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED
16 AND CLASSIFIED UNDER THE ZONING CODE, TO
17 PERMIT MIXED USE DEVELOPMENT, AS DESCRIBED IN
18 THE PARKWAY SHOPS NORTH PUD, PURSUANT TO
19 FUTURE LAND USE MAP SERIES (FLUMS) LARGE-SCALE
20 AMENDMENT APPLICATION L-5379-19A; PROVIDING A
21 DISCLAIMER THAT THE REZONING GRANTED HEREIN
22 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM
23 ANY OTHER APPLICABLE LAWS; PROVIDING AN
24 EFFECTIVE DATE.

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26 **WHEREAS,** the City of Jacksonville adopted a Large-Scale
27 Amendment to the *2030 Comprehensive Plan* for the purpose of
28 revising portions of the Future Land Use Map series (FLUMs) in
29 order to ensure the accuracy and internal consistency of the plan,
30 pursuant to application L-5379-19A and companion land use Ordinance
31 2019-748; and

1 **WHEREAS**, in order to ensure consistency of zoning district
2 with the *2030 Comprehensive Plan* and the adopted companion Large-
3 Scale Amendment L-5379-19A, an application to rezone and reclassify
4 from Planned Unit Development (PUD) District (2009-253-E and MM-18-
5 09) to Planned Unit Development (PUD) District was filed by Thomas
6 O. Ingram, Esq., on behalf of Ramco Parkway, LLC and Ramco Duval
7 TRS, LLC, the owners of approximately 22.52± acres of certain real
8 property in Council District 7, as more particularly described in
9 Section 1; and

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

14 **WHEREAS**, the Planning Commission has considered the
15 application and has rendered an advisory opinion; and

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

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

26 **WHEREAS**, the Council finds that the proposed PUD does not
27 affect adversely the orderly development of the City as embodied in
28 the *Zoning Code*; will not affect adversely the health and safety of
29 residents in the area; will not be detrimental to the natural
30 environment or to the use or development of the adjacent properties
31 in the general neighborhood; and the proposed PUD will accomplish

1 the objectives and meet the standards of Section 656.340 (Planned
2 Unit Development) of the *Zoning Code* of the City of Jacksonville;
3 now, therefore

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

5 **Section 1. Subject Property Location and Description.** The
6 approximately 22.52± acres (R.E. Nos. 106249-0000, 106252-0020,
7 106252-0200, 106252-0300 (portion) and 106252-0400 (portion)) are
8 located in Council District 7 at 0 Max Leggett Parkway, 15324 Max
9 Leggett Parkway and 0 Owens Road, between Owens Road and Airport
10 Center Drive, as more particularly described in **Exhibit 1**, dated
11 April 15, 2019, **attached hereto** and incorporated herein by this
12 reference (Subject Property).

13 **Section 2. Owner and Applicant Description.** The subject
14 property is owned by Ramco Parkway, LLC, and Ramco Duval TRS, LLC.
15 The applicant is Thomas O. Ingram, Esq., 233 East Bay Street, Suite
16 1113, Jacksonville, Florida 32202; (904) 612-9179.

17 **Section 3. Property Rezoned.** The Subject Property,
18 pursuant to adopted companion Large-Scale Amendment L-5379-19A, is
19 hereby rezoned and reclassified from Planned Unit Development (PUD)
20 District (2009-253-E and MM-18-09) to Planned Unit Development
21 (PUD) District. This new PUD district shall generally permit mixed
22 use development, and is described, shown and subject to the
23 following documents, **attached hereto**:

24 **Exhibit 1** - Legal Description dated April 15, 2019.

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

26 **Exhibit 3** - Written Description dated September 17, 2019.

27 **Exhibit 4** - Site Plan dated August 12, 2019.

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

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

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

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

23
24 Form Approved:

25
26 /s/ Shannon K. Eller

27 Office of General Counsel

28 Legislation Prepared By: Erin Abney

29 GC-#1311391-v1-Z-2489_LS_COMP_PUD_ADP