

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2019-315**

5 AN ORDINANCE REZONING APPROXIMATELY 1.90±
6 ACRES, LOCATED IN COUNCIL DISTRICT 14 AT 0
7 PARRAMORE ROAD, BETWEEN COLLINS ROAD AND
8 PARRAMORE COURT (R.E. NO. 016518-0475), AS
9 DESCRIBED HEREIN, OWNED BY HARMONY FARMS OF
10 JACKSONVILLE, LLC, FROM PLANNED UNIT
11 DEVELOPMENT (PUD) DISTRICT (ORDINANCE 2008-
12 778-E) TO PLANNED UNIT DEVELOPMENT (PUD)
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
14 ZONING CODE, TO PERMIT COMMERCIAL USES, AS
15 DESCRIBED IN THE COLLINS TOWN CENTER PUD;
16 PROVIDING A DISCLAIMER THAT THE REZONING
17 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
18 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
19 PROVIDING AN EFFECTIVE DATE.
20

21 **WHEREAS**, Harmony Farms of Jacksonville, LLC, the owner of
22 approximately 1.90± acres, located in Council District 14 at 0
23 Parramore Road, between Collins Road and Parramore Court (R.E. No.
24 016518-0475), as more particularly described in **Exhibit 1**, dated
25 April 3, 2019, and graphically depicted in **Exhibit 2**, both of which
26 are **attached hereto** and incorporated herein by this reference
27 (Subject Property), has applied for a rezoning and reclassification
28 of that property from Planned Unit Development (PUD) District
29 (Ordinance 2008-778-E) to Planned Unit Development (PUD) District,
30 as described in Section 1 below; and

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

1 application and has rendered an advisory opinion; and

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

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

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

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

18 **Section 1. Property Rezoned.** The Subject Property is
19 hereby rezoned and reclassified from Planned Unit Development (PUD)
20 District (Ordinance 2008-778-E) to Planned Unit Development (PUD)
21 District. This new PUD district shall generally permit commercial
22 uses, and is described, shown and subject to the following attached
23 documents:

24 **Exhibit 1** - Legal Description dated April 3, 2019.

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

26 **Exhibit 3** - Written Description dated April 8, 2019.

27 **Exhibit 4** - Site Plan dated April 10, 2019.

28 **Section 2. Owner and Description.** The Subject Property
29 is owned by Harmony Farms of Jacksonville, LLC, and is legally
30 described in **Exhibit 1, attached hereto.** The agent is Steve
31 Diebenow, Esq., One Independent Drive, Suite 1200, Jacksonville,

1 Florida 32202; (904) 301-1269.

2 **Section 3. Disclaimer.** The rezoning granted herein
3 shall **not** be construed as an exemption from any other applicable
4 local, state, or federal laws, regulations, requirements, permits
5 or approvals. All other applicable local, state or federal permits
6 or approvals shall be obtained before commencement of the
7 development or use and issuance of this rezoning is based upon
8 acknowledgement, representation and confirmation made by the
9 applicant(s), owner(s), developer(s) and/or any authorized agent(s)
10 or designee(s) that the subject business, development and/or use
11 will be operated in strict compliance with all laws. Issuance of
12 this rezoning does **not** approve, promote or condone any practice or
13 act that is prohibited or restricted by any federal, state or local
14 laws.

15 **Section 4. Effective Date.** The enactment of this
16 Ordinance shall be deemed to constitute a quasi-judicial action of
17 the City Council and shall become effective upon signature by the
18 Council President and the Council Secretary.

19
20 Form Approved:

21
22 /s/ Shannon K. Eller

23 Office of General Counsel

24 Legislation Prepared By: Arimus Wells

25 GC-#1277796-v1-Collins_Town_Center_PUD