

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2024-413**

5 AN ORDINANCE REZONING APPROXIMATELY 61.97± ACRES
6 LOCATED IN COUNCIL DISTRICT 8 ON OWENS ROAD,
7 BETWEEN RANCH ROAD AND INTERSTATE-95 (R.E. NO(S).
8 106256-0030, 019348-0710 AND 019348-0700), AS
9 DESCRIBED HEREIN, OWNED BY PAAL I-95, LLC, FROM
10 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT
11 (2008-790-E AND 2022-016-E) TO PLANNED UNIT
12 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
14 RESIDENTIAL USES, INCLUDING TOWNHOMES, AS
15 DESCRIBED IN THE OWENS RANCH TOWNHOMES PUD;
16 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
17 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
18 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
19 EFFECTIVE DATE.
20

21 **WHEREAS**, PAAL I-95, LLC, the owner of approximately 61.97±
22 acres located in Council District 8 on Owens Road, between Ranch Road
23 and Interstate-95 (R.E. No(s). 106256-0030, 019348-0710 and
24 019348-0700), as more particularly described in **Exhibit 1**, dated
25 March 31, 2024, and graphically depicted in **Exhibit 2**, both of which
26 are attached hereto (the "Subject Property"), has applied for a
27 rezoning and reclassification of the Subject Property from Planned
28 Unit Development (PUD) District (2008-790-E and 2022-016-E) to
29 Planned Unit Development (PUD) District, as described in Section 1
30 below; and

31 **WHEREAS**, the Planning Commission, acting as the local planning

1 agency, has reviewed the application and made an advisory
2 recommendation to the Council; and

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

5 **WHEREAS**, the Council finds that such rezoning is: (1)
6 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
7 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
8 not in conflict with any portion of the City's land use regulations;
9 and

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

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

19 **Section 1. Property Rezoned.** The Subject Property is
20 hereby rezoned and reclassified from Planned Unit Development (PUD)
21 District (2008-790-E and 2022-016-E) to Planned Unit Development
22 (PUD) District. This new PUD district shall generally permit
23 residential uses, including townhomes, and is described, shown and
24 subject to the following documents, attached hereto:

25 **Exhibit 1** - Legal Description dated March 31, 2024.

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

27 **Exhibit 3** - Written Description dated May 6, 2024.

28 **Exhibit 4** - Site Plan dated April 24, 2024.

29 **Section 2. Owner and Description.** The Subject Property is
30 owned by PAAL I-95, LLC, and is legally described in **Exhibit 1**,
31 attached hereto. The applicant is Staci Rewis, Esq., One Independent

1 Drive, Suite 1200, Jacksonville, Florida 32202; (904) 301-1269.

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

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

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19 Form Approved:

20
21 /s/ Dylan Reingold

22 Office of General Counsel

23 Legislation Prepared By: Bruce Lewis

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