

1 The Land Use and Zoning Committee offers the following substitute to
2 File No. 2022-75:

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4 Introduced by the Land Use and Zoning Committee:

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7 **ORDINANCE 2022-75**

8 AN ORDINANCE REZONING APPROXIMATELY 4.30± ACRES,
9 LOCATED IN COUNCIL DISTRICT 14 AT 2200 ROSSELLE
10 STREET, 2251 ROSSELLE STREET, 2310 ROSSELLE
11 STREET AND 2342 ROSSELLE STREET, BETWEEN
12 STOCKTON STREET AND COPELAND STREET (R.E. NOS.
13 091561-0010, 091605-0010, 091546-0010 AND
14 091543-0010), OWNED BY MECO ROSSELLE REI, LLC,
15 AS DESCRIBED HEREIN, FROM COMMERCIAL
16 COMMUNITY/GENERAL-1 (CCG-1) DISTRICT AND
17 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (2007-
18 859-E) TO PLANNED UNIT DEVELOPMENT (PUD)
19 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
20 ZONING CODE, TO PERMIT COMMERCIAL AND
21 RESIDENTIAL USES, AS DESCRIBED IN THE MECO PUD,
22 PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS)
23 SMALL-SCALE AMENDMENT APPLICATION NUMBER L-
24 5615-21C; PROVIDING A DISCLAIMER THAT THE
25 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
26 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
27 PROVIDING AN EFFECTIVE DATE.

28
29 **WHEREAS,** the City of Jacksonville adopted a Small-Scale
30 Amendment to the *2030 Comprehensive Plan* for the purpose of revising
31 portions of the Future Land Use Map series (FLUMs) in order to ensure

1 the accuracy and internal consistency of the plan, pursuant to the
2 companion land use ordinance for application L-5615-21C; and

3 **WHEREAS**, in order to ensure consistency of zoning district with
4 the *2030 Comprehensive Plan* and the adopted companion Small-Scale
5 Amendment L-5615-21C, an application to rezone and reclassify from
6 Commercial Community/General-1 (CCG-1) District and Planned Unit
7 Development (PUD) District (2007-859-E) to Planned Unit Development
8 (PUD) District was filed by Taylor Mejia on behalf of the owner of
9 approximately 4.30± acres of certain real property in Council District
10 14, as more particularly described in Section 1; and

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

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

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

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

26 **WHEREAS**, the Council finds that the proposed PUD does not affect
27 adversely the orderly development of the City as embodied in the
28 *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 the

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

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

5 **Section 1. Subject Property Location and Description.** The
6 approximately 4.30± acres are located in Council District 14 at 2200
7 Rosselle Street, 2251 Rosselle Street, 2310 Rosselle Street and 2342
8 Rosselle Street, between Stockton Street and Copeland Street (R.E.
9 Nos. 091561-0010, 091605-0010, 091546-0010 and 091543-0010), as more
10 particularly described in **Exhibit 1**, dated July 13, 2021, and
11 graphically depicted in **Exhibit 2**, both of which are **attached hereto**
12 and incorporated herein by this reference (the "Subject Property")

13 **Section 2. Owner and Applicant Description.** The Subject
14 Property is owned by MECO Rosselle REI, LLC. The applicant is Taylor
15 Mejia, 208 North Laura Street, Suite 710, Jacksonville, Florida 32202;
16 (904) 349-5954.

17 **Section 3. Property Rezoned.** The Subject Property,
18 pursuant to adopted companion Small-Scale Amendment L-5615-21C, is
19 hereby rezoned and reclassified from Commercial Community/General-1
20 (CCG-1) District and Planned Unit Development (PUD) District (2007-
21 859-E) to Planned Unit Development (PUD) District. This new PUD
22 district shall generally permit commercial and residential uses, and
23 is described, shown and subject to the following documents, **attached**
24 **hereto:**

25 **Exhibit 1** - Legal Description dated July 13, 2021.

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

27 **Exhibit 3** - Written Description dated April 25, 2022.

28 **Exhibit 4** - Site Plan dated August 10, 2021.

29 **Section 4. Contingency.** This rezoning shall not become
30 effective until thirty-one (31) days after adoption of the companion
31 Small-Scale Amendment unless challenged by the state land planning

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

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

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

23
24 Form Approved:

25
26 /s/ Paige H. Johnston

27 Office of General Counsel

28 Legislation Prepared By: Arimus Wells

29 GC-#1497593-v1-2022-75_LUZ_Sub_&_Rerefer