

Introduced and amended by the Land Use and Zoning Committee:

ORDINANCE 2025-245

AN ORDINANCE REZONING APPROXIMATELY 6.73± ACRES
LOCATED IN COUNCIL DISTRICT 14 AT 7403 ARGYLE
FOREST BOULEVARD, BETWEEN BROOKS DRIVE AND
RAMPART ROAD (R.E. NO(S). 016488-0010), AS
DESCRIBED HEREIN, OWNED BY ARGYLE PROPERTY GROUP,
INC., FROM PLANNED UNIT DEVELOPMENT (PUD)
DISTRICT (2007-34-E) TO PLANNED UNIT DEVELOPMENT
(PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER
THE ZONING CODE, TO PERMIT PERSONAL STORAGE
FACILITIES AND OFFICE AND RETAIL USES, AS
DESCRIBED IN THE ARGYLE FOREST STORAGE PUD,
PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS)
SMALL-SCALE AMENDMENT APPLICATION NUMBER L-6016-
25C; PUD SUBJECT TO CONDITIONS; PROVIDING A
DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Jacksonville adopted a Small-Scale
Amendment to the *2045 Comprehensive Plan* for the purpose of revising
portions of the Future Land Use Map series (FLUMs) in order to ensure
the accuracy and internal consistency of the plan, pursuant to the
companion land use application L-6016-25C; and

WHEREAS, in order to ensure consistency of zoning district
with the *2045 Comprehensive Plan* and the adopted companion Small-Scale
Amendment L-6016-25C, an application to rezone and reclassify from
Planned Unit Development (PUD) District (2007-34-E) to Planned Unit

1 Development (PUD) District was filed by Garrett George, on behalf of
2 the owner of approximately 6.73± acres of certain real property in
3 Council District 14, as more particularly described in Section 1
4 below; and

5 **WHEREAS,** the Planning and Development Department, in order to
6 ensure consistency of this zoning district with the *2045 Comprehensive*
7 *Plan*, has considered the rezoning and has rendered an advisory
8 opinion; and

9 **WHEREAS,** the Planning Commission has considered the
10 application and has rendered an advisory opinion; and

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

14 **WHEREAS,** the City Council, after due notice, held a public
15 hearing, and taking into consideration the above recommendations as
16 well as all oral and written comments received during the public
17 hearings, the Council finds that such rezoning is consistent with the
18 *2045 Comprehensive Plan* adopted under the comprehensive planning
19 ordinance for future development of the City of Jacksonville; and

20 **WHEREAS,** based on the staff report of the Planning and
21 Development Department and other competent and substantial evidence
22 received at the public hearings, the Council finds that the proposed
23 PUD does not affect adversely the orderly development of the City as
24 embodied in the *Zoning Code*; will not affect adversely the health and
25 safety of residents in the area; will not be detrimental to the
26 natural environment or to the use or development of the adjacent
27 properties in the general neighborhood; and the proposed PUD will
28 accomplish the objectives and meet the standards of Section 656.340
29 (Planned Unit Development) of the *Zoning Code* of the City of
30 Jacksonville; now therefore

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

Section 1. Subject Property Location and Description. The approximately 6.73± acres are located in Council District 14 at 7403 Argyle Forest Boulevard, between Brooks Drive and Rampart Road (R.E. No(s). 016488-0010), as more particularly described in **Exhibit 1**, dated February 3, 2025, and graphically depicted in **Exhibit 2**, both of which are attached hereto and incorporated herein by this reference (the "Subject Property").

Section 2. Owner and Applicant Description. The Subject Property is owned by Argyle Property Group, Inc. The applicant is Garrett George, 1000 Legion Place, Suite 800, Orlando, Florida 32801; (321) 759-4889.

Section 3. Property Rezoned. The Subject Property, pursuant to adopted companion Small-Scale Amendment L-6016-25C, is hereby rezoned and reclassified from Planned Unit Development (PUD) District (2007-34-E) to Planned Unit Development (PUD) District. This new PUD district shall generally permit personal storage facilities and office and retail uses, and is described, shown and subject to the following documents, attached hereto:

Exhibit 1 - Legal Description dated February 3, 2025.

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

Exhibit 3 - Written Description dated January 16, 2025.

Exhibit 4 - Site Plan dated November 22, 2024.

Section 4. Rezoning Approved Subject to Conditions. This rezoning is approved subject to the following conditions. Such conditions shall control over the Written Description and the Site Plan and may only be amended through a rezoning:

(1) This PUD will require an internal cross-access plan, reviewed and approved by the Development Services Division at Civil Site Plan review, to allow vehicles free access to all facilities on the Subject Property.

(2) One monument sign is permitted on Argyle Forest

Boulevard, not exceeding 150 square feet in area and 20 feet in height and may be internally illuminated. Two wall signs per building are permitted, not exceeding 100 square feet in area collectively, and may be internally illuminated.

- (3) A traffic study shall be provided at Civil Site Plan Review. The traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024)

Section 5. Contingency. This rezoning shall not become effective until thirty-one (31) days after adoption of the companion Small-Scale Amendment; and further provided that if the companion Small-Scale Amendment is challenged by the state land planning agency, this rezoning shall not become effective until the state land planning agency or the Administration Commission issues a final order determining the companion Small-Scale Amendment is in compliance with Chapter 163, *Florida Statutes*.

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

Section 7. Effective Date. The enactment of this Ordinance shall be deemed to constitute a quasi-judicial action of the City

Council and shall become effective upon signature by the Council
President and the Council Secretary.

Form Approved:

/s/ Dylan Reingold

Office of General Counsel

Legislation Prepared By: Andrew Hetzel

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