

1 Introduced by the Land Use and Zoning Committee:  
2  
3

4 **ORDINANCE 2021-340**

5 AN ORDINANCE REZONING APPROXIMATELY 14.24± ACRES  
6 IN COUNCIL DISTRICT 14 AT 5555 RADIO LANE,  
7 BETWEEN ELLIS ROAD SOUTH AND LASOTA AVENUE (R.E.  
8 NO. 067216-0000) OWNED BY COVENANT MEDIA, LLC,  
9 AS DESCRIBED HEREIN, FROM PUBLIC BUILDINGS AND  
10 FACILITIES-2 (PBF-2) DISTRICT TO PLANNED UNIT  
11 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
12 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
13 SINGLE FAMILY RESIDENTIAL USES, AS DESCRIBED IN  
14 THE RADIO LANE RESIDENTIAL PUD, PURSUANT TO  
15 FUTURE LAND USE MAP SERIES (FLUMS) LARGE-SCALE  
16 AMENDMENT APPLICATION L-5477-20A; PROVIDING A  
17 DISCLAIMER THAT THE REZONING GRANTED HEREIN  
18 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
19 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
20 DATE.  
21

22 **WHEREAS,** the City of Jacksonville adopted a Large-Scale  
23 Amendment to the *2030 Comprehensive Plan* for the purpose of revising  
24 portions of the Future Land Use Map series (FLUMs) in order to ensure  
25 the accuracy and internal consistency of the plan, pursuant to the  
26 companion land use ordinance for application L-5477-20A; and

27 **WHEREAS,** in order to ensure consistency of zoning district with  
28 the *2030 Comprehensive Plan* and the adopted companion Large-Scale  
29 Amendment L-5477-20A, an application to rezone and reclassify from  
30 Public Buildings and Facilities-2 (PBF-2) District to Planned Unit  
31 Development (PUD) District was filed by L. Charles Mann, on behalf

1 of Covenant Media, LLC, the owner of approximately 14.24± acres of  
2 certain real property in Council District 14, as more particularly  
3 described in Section 1; and

4 **WHEREAS**, the Planning and Development Department, in order to  
5 ensure consistency of this zoning district with the *2030 Comprehensive*  
6 *Plan*, has considered the rezoning and has rendered an advisory  
7 opinion; and

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

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

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

18 **WHEREAS**, the Council finds that the proposed PUD does not affect  
19 adversely the orderly development of the City as embodied in the  
20 *Zoning Code*; will not affect adversely the health and safety of  
21 residents in the area; will not be detrimental to the natural  
22 environment or to the use or development of the adjacent properties  
23 in the general neighborhood; and the proposed PUD will accomplish the  
24 objectives and meet the standards of Section 656.340 (Planned Unit  
25 Development) of the *Zoning Code* of the City of Jacksonville; now,  
26 therefore

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

28 **Section 1. Subject Property Location and Description.** The  
29 approximately 14.24± acres (R.E. No. 067216-0000) are in Council  
30 District 14 at 5555 Radio Lane, between Ellis Road South and Lasota  
31 Avenue, as more particularly described in **Exhibit 1**, dated May 3,

1 2021, **attached hereto** and incorporated herein by this reference  
2 (Subject Property).

3 **Section 2. Owner and Applicant Description.** The subject  
4 property is owned by Covenant Media, LLC. The applicant is L. Charles  
5 Mann, 165 Arlington Road, Jacksonville, Florida 32211; (904) 721-  
6 1546.

7 **Section 3. Property Rezoned.** The Subject Property,  
8 pursuant to adopted companion Large-Scale Amendment L-5477-20A, is  
9 hereby rezoned and reclassified from Public Buildings and Facilities-  
10 2 (PBF-2) District to Planned Unit Development (PUD) District. This  
11 new PUD district shall generally permit single family residential  
12 uses, and is described, shown and subject to the following documents,  
13 **attached hereto:**

14 **Exhibit 1** - Legal Description dated May 3, 2021.

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

16 **Exhibit 3** - Written Description dated May 3, 2021.

17 **Exhibit 4** - Site Plan dated April 13, 2021.

18 **Section 4. Contingency.** This rezoning shall not become  
19 effective until 31 days after adoption of the companion Large-Scale  
20 Amendment unless challenged by the state land planning agency; and  
21 further provided that if the companion Large-Scale Amendment is  
22 challenged by the state land planning agency, this rezoning shall not  
23 become effective until the state land planning agency or the  
24 Administration Commission issues a final order determining the  
25 companion Large-Scale Amendment is in compliance with Chapter 163,  
26 *Florida Statutes*.

27 **Section 5. Disclaimer.** The rezoning granted herein  
28 shall not be construed as an exemption from any other applicable  
29 local, state, or federal laws, regulations, requirements, permits or  
30 approvals. All other applicable local, state or federal permits or  
31 approvals shall be obtained before commencement of the development

1 or use and issuance of this rezoning is based upon acknowledgement,  
2 representation and confirmation made by the applicant(s), owner(s),  
3 developer(s) and/or any authorized agent(s) or designee(s) that the  
4 subject business, development and/or use will be operated in strict  
5 compliance with all laws. Issuance of this rezoning does not approve,  
6 promote or condone any practice or act that is prohibited or  
7 restricted by any federal, state or local laws.

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

12  
13 Form Approved:

14  
15           /s/ Shannon K. Eller          

16 Office of General Counsel

17 Legislation Prepared By: Arimus Wells

18 GC-#1435305-v1-2021-340\_Original\_Bill