

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2020-714-E**

5 AN ORDINANCE REZONING APPROXIMATELY 0.11± OF AN  
6 ACRE LOCATED IN COUNCIL DISTRICT 7 AT 2052  
7 WILLIAMS STREET, BETWEEN WILLIAMS STREET AND  
8 BLAIR STREET (R.E. NO. 115416-0000), OWNED BY  
9 THE JACKSONVILLE PORT AUTHORITY, AS DESCRIBED  
10 HEREIN, FROM RESIDENTIAL MEDIUM DENSITY-A (RMD-  
11 A) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)  
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
13 ZONING CODE, TO PERMIT EMPLOYEE PARKING, AS  
14 DESCRIBED IN THE JACKSONVILLE PORT AUTHORITY  
15 PUD, PURSUANT TO FUTURE LAND USE MAP SERIES  
16 (FLUMS) SMALL-SCALE AMENDMENT APPLICATION  
17 NUMBER L-5479-20C; PROVIDING A DISCLAIMER THAT  
18 THE REZONING GRANTED HEREIN SHALL NOT BE  
19 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
20 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
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22 **WHEREAS**, the City of Jacksonville adopted a Small-Scale  
23 Amendment to the *2030 Comprehensive Plan* for the purpose of  
24 revising portions of the Future Land Use Map series (FLUMs) in  
25 order to ensure the accuracy and internal consistency of the plan,  
26 pursuant to application L-5479-20C and companion land use Ordinance  
27 2020-713; and

28 **WHEREAS**, in order to ensure consistency of zoning district  
29 with the *2030 Comprehensive Plan* and the adopted companion Small-  
30 Scale Amendment L-5479-20C, an application to rezone and reclassify  
31 from Residential Medium Density-A (RMD-A) District to Planned Unit

1 Development (PUD) District was filed by the Jacksonville Port  
2 Authority, the owner of approximately 0.11± of an acre of certain  
3 real property in Council District 7, as more particularly described  
4 in Section 1; and

5 **WHEREAS**, the Planning and Development Department, in order to  
6 ensure consistency of this zoning district with the *2030*  
7 *Comprehensive Plan*, has considered the rezoning and has rendered an  
8 advisory 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  
18 the *2030 Comprehensive Plan* adopted under the comprehensive  
19 planning ordinance for future development of the City of  
20 Jacksonville; and

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

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

31 **Section 1. Subject Property Location and Description.** The

1 approximately 0.11± of an acre (R.E. No. 115416-0000) is located in  
2 Council District 7, at 2052 Williams Street, between Williams  
3 Street and Blair Street, as more particularly described in **Exhibit**  
4 **1**, dated September 29, 2020, and graphically depicted in **Exhibit 2**,  
5 both of which are **attached hereto** and incorporated herein by this  
6 reference (Subject Property).

7 **Section 2. Owner and Applicant Description.** The Subject  
8 Property is owned by the Jacksonville Port Authority. The  
9 applicant is Clifford C. Baker, 2831 Talleyrand Avenue,  
10 Jacksonville, Florida 32206; (904) 357-3090.

11 **Section 3. Property Rezoned.** The Subject Property,  
12 pursuant to adopted companion Small-Scale Amendment L-5479-20C, is  
13 hereby rezoned and reclassified from Residential Medium Density-A  
14 (RMD-A) District to Planned Unit Development (PUD) District. This  
15 new PUD district shall generally permit employee parking, and is  
16 described, shown and subject to the following documents, **attached**  
17 **hereto:**

18 **Exhibit 1** - Legal Description dated September 29, 2020.

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

20 **Exhibit 3** - Written Description dated November 3, 2020.

21 **Exhibit 4** - Site Plan dated September 24, 2020.

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

31 **Section 5. Disclaimer.** The rezoning granted herein

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

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

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18 Form Approved:

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20                     /s/ Shannon K. Eller          

21 Office of General Counsel  
22 Legislation Prepared By: Arimus Wells

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