

1 Introduced by the Land Use and Zoning Committee:
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3

4 **ORDINANCE 2024-829**

5 AN ORDINANCE REZONING APPROXIMATELY 31.20± ACRES
6 LOCATED IN COUNCIL DISTRICT 11 AT 0 PHILIPS
7 HIGHWAY, BETWEEN WELLS CREEK PARKWAY AND SR9B
8 EXPRESSWAY N. (R.E. NO(S). 168090-0040), AS
9 DESCRIBED HEREIN, OWNED BY TRI LAKE INVESTMENTS,
10 LLC, FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT
11 (2022-854-E) TO PLANNED UNIT DEVELOPMENT (PUD)
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
13 ZONING CODE, TO PERMIT RESIDENTIAL AND COMMERCIAL
14 USES, AS DESCRIBED IN THE ELLIS COVE PUD;
15 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
16 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
17 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
18 EFFECTIVE DATE.
19

20 **WHEREAS,** Tri Lake Investments, LLC, the owner of approximately
21 31.20± acres located in Council District 11 at 0 Philips Highway,
22 between Wells Creek Parkway and SR9B Expressway N. (R.E. No(s).
23 168090-0040), as more particularly described in **Exhibit 1**, dated
24 August 12, 2024, and graphically depicted in **Exhibit 2**, both of which
25 are attached hereto (the "Subject Property"), has applied for a
26 rezoning and reclassification of the Subject Property from Planned
27 Unit Development (PUD) District (2022-854-E) to Planned Unit
28 Development (PUD) District, as described in Section 1 below; and

29 **WHEREAS,** the Planning Commission, acting as the local planning
30 agency, has reviewed the application and made an advisory
31 recommendation to the Council; and

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

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

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

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

17 **Section 1. Property Rezoned.** The Subject Property is
18 hereby rezoned and reclassified from Planned Unit Development (PUD)
19 District (2022-854-E) to Planned Unit Development (PUD) District.
20 This new PUD district shall generally permit residential and
21 commercial uses, and is described, shown and subject to the following
22 documents, attached hereto:

23 **Exhibit 1** - Legal Description dated August 12, 2024.

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

25 **Exhibit 3** - Written Description dated September 25, 2024.

26 **Exhibit 4** - Site Plan dated July 31, 2024.

27 **Section 2. Owner and Description.** The Subject Property is
28 owned by Tri Lake Investments, LLC, and is legally described in
29 **Exhibit 1**, attached hereto. The applicant is Hayden Phillips, Esq.,
30 1301 Riverplace Boulevard, Suite 1500, Jacksonville, Florida, 32207;
31 (904) 346-5535.

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

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

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18 Form Approved:

19
20 /s/ Dylan Reingold

21 Office of General Counsel

22 Legislation Prepared By: Bruce Lewis

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