

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-481**

5 AN ORDINANCE REZONING APPROXIMATELY 3.87±
6 ACRES, LOCATED IN COUNCIL DISTRICT 12 AT 0
7 103RD STREET AND 9102 103RD STREET, BETWEEN
8 ROCKOLA ROAD AND SMITHORIAN DRIVE (R.E. NOS.
9 015227-0100 AND 015228-0005), AS DESCRIBED
10 HEREIN, OWNED BY SEGOVIA VENTURES, LLC, AND
11 SAMUEL E. NEWHEY, FROM PLANNED UNIT DEVELOPMENT
12 (PUD) DISTRICT (2005-837-E) TO PLANNED UNIT
13 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
14 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
15 COMMERCIAL USES, AS DESCRIBED IN THE ROCKOLA
16 PUD; PROVIDING A DISCLAIMER THAT THE REZONING
17 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
18 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
19 PROVIDING AN EFFECTIVE DATE.
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21 **WHEREAS**, Segovia Ventures, LLC, and Samuel E. Newey, the
22 owners of approximately 3.87± acres, located in Council District 12
23 at 0 103rd Street and 9102 103rd Street, between Rockola Road and
24 Smithorian Drive (R.E. Nos. 015227-0100 and 015228-0005), as more
25 particularly described in **Exhibit 1**, dated July 1, 2020, and
26 graphically depicted in **Exhibit 2**, both of which are **attached**
27 **hereto** (Subject Property), have applied for a rezoning and
28 reclassification of that property from Planned Unit Development
29 (PUD) District (2005-837-E) to Planned Unit Development (PUD)
30 District, as described in Section 1 below; and

31 **WHEREAS**, the Planning Commission has considered the

1 application and has rendered an advisory opinion; and

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

4 **WHEREAS**, the Council finds that such rezoning is: (1)
5 consistent with the *2030 Comprehensive Plan*; (2) furthers the
6 goals, objectives and policies of the *2030 Comprehensive Plan*; and
7 (3) is not in conflict with any portion of the City's land use
8 regulations; and

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

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

18 **Section 1. Property Rezoned.** The Subject Property is
19 hereby rezoned and reclassified from Planned Unit Development (PUD)
20 District (2005-837-E) to Planned Unit Development (PUD) District.
21 This new PUD district shall generally permit commercial uses, and
22 is described, shown and subject to the following documents,
23 **attached hereto:**

24 **Exhibit 1** - Legal Description dated July 1, 2020.

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

26 **Exhibit 3** - Written Description dated July 24, 2020.

27 **Exhibit 4** - Site Plan dated July 16, 2020.

28 **Section 2. Owner and Description.** The Subject Property
29 is owned by Segovia Ventures, LLC, and Samuel E. Newey, and is
30 legally described in **Exhibit 1, attached hereto.** The agent is
31 Blair Knighting, 12740 Gran Bay Parkway West, Suite 2350,

