

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

4 **ORDINANCE 2022-308**

5 AN ORDINANCE REZONING APPROXIMATELY 6.52± ACRES,
6 LOCATED IN COUNCIL DISTRICT 12 AT 0 103RD
7 STREET, BETWEEN SAMARITAN WAY AND MAGNOLIA
8 VALLEY DRIVE (R.E. NO. 012920-0000), OWNED BY
9 RICHARD C. GEORGE AND BEN D. GEORGE, AS
10 DESCRIBED HEREIN, FROM COMMERCIAL
11 COMMUNITY/GENERAL-1 (CCG-1) DISTRICT TO PLANNED
12 UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
14 MULTI-FAMILY RESIDENTIAL USES, AS DESCRIBED IN
15 THE MAGNOLIA VILLAS PUD, PURSUANT TO FUTURE LAND
16 USE MAP SERIES (FLUMS) SMALL-SCALE AMENDMENT
17 APPLICATION NUMBER L-5664-22C; PROVIDING A
18 DISCLAIMER THAT THE REZONING GRANTED HEREIN
19 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
20 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
21 DATE.
22

23 **WHEREAS,** the City of Jacksonville adopted a Small-Scale
24 Amendment to the *2030 Comprehensive Plan* for the purpose of revising
25 portions of the Future Land Use Map series (FLUMs) in order to ensure
26 the accuracy and internal consistency of the plan, pursuant to the
27 companion land use ordinance for application L-5664-22C; and

28 **WHEREAS,** in order to ensure consistency of zoning district with
29 the *2030 Comprehensive Plan* and the adopted companion Small-Scale
30 Amendment L-5664-22C, an application to rezone and reclassify from
31 Commercial Community/General-1 (CCG-1) District to Planned Unit

1 Development (PUD) District was filed by Wyman Duggan, Esq., on behalf
2 of the owners of approximately 6.52± acres of certain real property
3 in Council District 12, as more particularly described in Section 1;
4 and

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

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

11 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due
12 notice and public hearing, has made its recommendation to the Council;
13 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 *2030 Comprehensive Plan* adopted under the comprehensive planning
19 ordinance for future development of the City of Jacksonville; and

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

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

30 **Section 1. Subject Property Location and Description.** The
31 approximately 6.52± acres are located in Council District 12 at 0

1 103rd Street, between Samaritan Way and Magnolia Valley Drive (R.E.
2 No. 012920-0000), as more particularly described in **Exhibit 1**, dated
3 February 18, 2022, and graphically depicted in **Exhibit 2**, both of
4 which are **attached hereto** and incorporated herein by this reference
5 (the "Subject Property")

6 **Section 2. Owner and Applicant Description.** The Subject
7 Property is owned by Richard C. George and Ben D. George. The
8 applicant is Wyman Duggan, Esq., 1301 Riverplace Boulevard, Suite
9 1500, Jacksonville, Florida 32207; (904) 398-3911.

10 **Section 3. Property Rezoned.** The Subject Property,
11 pursuant to adopted companion Small-Scale Amendment L-5664-22C, is
12 hereby rezoned and reclassified from Commercial Community/General-1
13 (CCG-1) District to Planned Unit Development (PUD) District. This
14 new PUD district shall generally permit multi-family residential
15 uses, and is described, shown and subject to the following documents,
16 **attached hereto:**

17 **Exhibit 1** - Legal Description dated February 18, 2022.

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

19 **Exhibit 3** - Written Description dated January 9, 2022.

20 **Exhibit 4** - Site Plan dated February 1, 2022.

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

30 **Section 5. Disclaimer.** The rezoning granted herein
31 shall **not** be construed as an exemption from any other applicable

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

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

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16 Form Approved:

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18 /s/ Mary E. Staffopoulos

19 Office of General Counsel

20 Legislation Prepared By: Erin Abney

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