

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-666-E**

5 AN ORDINANCE REZONING APPROXIMATELY 39.54±
6 ACRES, LOCATED IN COUNCIL DISTRICT 7 AT 0
7 OWENS ROAD, BETWEEN URN ROAD AND INTERSTATE-
8 295 EXPRESSWAY (R.E. NOS. 019339-0020 AND
9 019339-0040), OWNED BY BIG PINE RIDGE LLC AND
10 MARIGOLD RIDGE LLC, AS DESCRIBED HEREIN, FROM
11 INDUSTRIAL LIGHT (IL) DISTRICT TO PLANNED UNIT
12 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT UP
14 TO 150 TOWNHOMES WITH ASSOCIATED RECREATIONAL
15 USES, AS DESCRIBED IN THE MARIGOLD RIDGE
16 TOWNHOMES PUD, PURSUANT TO FUTURE LAND USE MAP
17 SERIES (FLUMS) SMALL-SCALE AMENDMENT
18 APPLICATION NUMBER L-5726-22C; PUD SUBJECT TO
19 CONDITIONS; PROVIDING A DISCLAIMER THAT THE
20 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
21 AS AN EXEMPTION FROM ANY OTHER APPLICABLE
22 LAWS; PROVIDING AN EFFECTIVE DATE.
23

24 **WHEREAS**, the City of Jacksonville adopted a Small-Scale
25 Amendment to the *2030 Comprehensive Plan* for the purpose of
26 revising portions of the Future Land Use Map series (FLUMs) in
27 order to ensure the accuracy and internal consistency of the plan,
28 pursuant to the companion land use ordinance for application L-
29 5726-22C; and

30 **WHEREAS**, in order to ensure consistency of zoning district
31 with the *2030 Comprehensive Plan* and the adopted companion Small-

1 Scale Amendment L-5726-22C, an application to rezone and reclassify
2 from Industrial Light (IL) District to Planned Unit Development
3 (PUD) District was filed by Blair Knighting on behalf of the owners
4 of approximately 39.54± acres of certain real property in Council
5 District 7, as more particularly described in Section 1; and

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

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

12 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due
13 notice and public hearing, has made its recommendation to the
14 Council; and

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

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

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

1 **Section 1. Subject Property Location and Description.** The
2 approximately 39.54± acres are located in Council District 7 at 0
3 Owens Road, between Urn Road and Interstate-295 Expressway (R.E.
4 Nos. 019339-0020 and 019339-0040), as more particularly described
5 in **Exhibit 1**, dated June 8, 2022, and graphically depicted in
6 **Exhibit 2**, both of which are attached hereto and incorporated
7 herein by this reference (the "Subject Property").

8 **Section 2. Owner and Applicant Description.** The Subject
9 Property is owned by Big Pine Ridge LLC and Marigold Ridge LLC.
10 The applicant is Blair Knighting, 12740 Gran Bay Parkway West,
11 Suite 2350, Jacksonville, Florida 32258; (904) 828-3917.

12 **Section 3. Property Rezoned.** The Subject Property,
13 pursuant to adopted companion Small-Scale Amendment L-5726-22C, is
14 hereby rezoned and reclassified from Industrial Light (IL) District
15 to Planned Unit Development (PUD) District. This new PUD district
16 shall generally permit up to a maximum of 150 townhomes with
17 associated recreational uses, and is described, shown and subject
18 to the following documents, attached hereto:

19 **Exhibit 1** - Legal Description dated June 8, 2022.

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

21 **Exhibit 3** - Written Description dated June 22, 2022.

22 **Exhibit 4** - Site Plan dated May 18, 2022.

23 **Section 4. Rezoning Approved Subject to Conditions.** This
24 rezoning is approved subject to the following conditions. Such
25 conditions control over the Written Description and the Site Plan
26 and may only be amended through a rezoning:

27 (1) A traffic study shall be provided at Civil Site Plan
28 Review unless the Chief of the Traffic Engineering Division
29 determines one will not be required. Prior to commencement of the
30 traffic study, if required, the traffic professional shall conduct
31 a methodology meeting to determine the limits of the study. The

1 methodology meeting shall include the Chief of the Traffic
2 Engineering Division, the Chief of the Transportation Division, and
3 the traffic reviewer from Development Services.

4 (2) The western driveway shall align with Ranch Road or be
5 separated from Ranch Road such that there will be no left turn
6 conflicts, or as otherwise approved by the Planning and Development
7 Department.

8 **Section 5. Contingency.** This rezoning shall not become
9 effective until thirty-one (31) days after adoption of the
10 companion Small-Scale Amendment unless challenged by the state land
11 planning agency; and further provided that if the companion Small-
12 Scale Amendment is challenged by the state land planning agency,
13 this rezoning shall not become effective until the state land
14 planning agency or the Administration Commission issues a final
15 order determining the companion Small-Scale Amendment is in
16 compliance with Chapter 163, *Florida Statutes*.

17 **Section 6. Disclaimer.** The rezoning granted herein
18 shall not be construed as an exemption from any other applicable
19 local, state, or federal laws, regulations, requirements, permits
20 or approvals. All other applicable local, state or federal permits
21 or approvals shall be obtained before commencement of the
22 development or use and issuance of this rezoning is based upon
23 acknowledgement, representation and confirmation made by the
24 applicant(s), owner(s), developer(s) and/or any authorized agent(s)
25 or designee(s) that the subject business, development and/or use
26 will be operated in strict compliance with all laws. Issuance of
27 this rezoning does not approve, promote or condone any practice or
28 act that is prohibited or restricted by any federal, state or local
29 laws.

30 **Section 7. Effective Date.** The enactment of this
31 Ordinance shall be deemed to constitute a quasi-judicial action of

1 the City Council and shall become effective upon signature by the
2 Council President and the Council Secretary.

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4 Form Approved:

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6 /s/ Mary E. Staffopoulos

7 Office of General Counsel

8 Legislation Prepared By: Erin Abney

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