

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-75**

5 AN ORDINANCE REZONING APPROXIMATELY 4.30± ACRES,
6 LOCATED IN COUNCIL DISTRICT 14 AT 2200 ROSSELLE
7 STREET, 2251 ROSSELLE STREET, 2310 ROSSELLE
8 STREET AND 2342 ROSSELLE STREET, BETWEEN
9 STOCKTON STREET AND COPELAND STREET (R.E. NOS.
10 091561-0010, 091605-0010, 091546-0010 AND
11 091543-0010), OWNED BY MECO ROSSELLE REI, LLC,
12 AS DESCRIBED HEREIN, FROM COMMERCIAL
13 COMMUNITY/GENERAL-1 (CCG-1) DISTRICT AND
14 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (2007-
15 859-E) TO PLANNED UNIT DEVELOPMENT (PUD)
16 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
17 ZONING CODE, TO PERMIT COMMERCIAL USES, AS
18 DESCRIBED IN THE MECO PUD, PURSUANT TO FUTURE
19 LAND USE MAP SERIES (FLUMS) SMALL-SCALE
20 AMENDMENT APPLICATION NUMBER L-5615-21C;
21 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
22 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
23 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
24 EFFECTIVE DATE.
25

26 **WHEREAS**, the City of Jacksonville adopted a Small-Scale
27 Amendment to the *2030 Comprehensive Plan* for the purpose of revising
28 portions of the Future Land Use Map series (FLUMs) in order to ensure
29 the accuracy and internal consistency of the plan, pursuant to the
30 companion land use ordinance for application L-5615-21C; and

31 **WHEREAS**, in order to ensure consistency of zoning district with

1 the *2030 Comprehensive Plan* and the adopted companion Small-Scale
2 Amendment L-5615-21C, an application to rezone and reclassify from
3 Commercial Community/General-1 (CCG-1) District and Planned Unit
4 Development (PUD) District (2007-859-E) to Planned Unit Development
5 (PUD) District was filed by Taylor Mejia on behalf of the owner of
6 approximately 4.30± acres of certain real property in Council District
7 14, as more particularly described in Section 1; and

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

12 **WHEREAS**, the Planning Commission has considered the application
13 and has rendered an advisory opinion; and

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

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

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

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

2 **Section 1. Subject Property Location and Description.** The
3 approximately 4.30± acres are located in Council District 14 at 2200
4 Rosselle Street, 2251 Rosselle Street, 2310 Rosselle Street and 2342
5 Rosselle Street, between Stockton Street and Copeland Street (R.E.
6 Nos. 091561-0010, 091605-0010, 091546-0010 and 091543-0010), as more
7 particularly described in **Exhibit 1**, dated July 13, 2021, and
8 graphically depicted in **Exhibit 2**, both of which are **attached hereto**
9 and incorporated herein by this reference (the "Subject Property")

10 **Section 2. Owner and Applicant Description.** The Subject
11 Property is owned by MECO Rosselle REI, LLC. The applicant is Taylor
12 Mejia, 208 North Laura Street, Suite 710, Jacksonville, Florida 32202;
13 (904) 349-5954.

14 **Section 3. Property Rezoned.** The Subject Property,
15 pursuant to adopted companion Small-Scale Amendment L-5615-21C, is
16 hereby rezoned and reclassified from Commercial Community/General-1
17 (CCG-1) District and Planned Unit Development (PUD) District (2007-
18 859-E) to Planned Unit Development (PUD) District. This new PUD
19 district shall generally permit commercial uses, and is described,
20 shown and subject to the following documents, **attached hereto:**

21 **Exhibit 1** - Legal Description dated July 13, 2021.

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

23 **Exhibit 3** - Written Description dated January 28, 2022.

24 **Exhibit 4** - Site Plan dated August 10, 2021.

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

1 determining the companion Small-Scale Amendment is in compliance with
2 Chapter 163, *Florida Statutes*

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

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

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20 Form Approved:

21
22 /s/ Mary E. Staffopoulos

23 Office of General Counsel

24 Legislation Prepared By: Arimus Wells

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