

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2020-331-E**

5 AN ORDINANCE REZONING APPROXIMATELY 0.96± OF AN  
6 ACRE LOCATED IN COUNCIL DISTRICT 6 AT 0 SUNBEAM  
7 ROAD AND 0 KEVIN ROAD BETWEEN SHELLIE ROAD AND  
8 CRAVEN ROAD (R.E. NOS. 149046-0010, 149050-0010  
9 AND 149053-0000), OWNED BY BLACK WOLF  
10 PROPERTIES, LLC, AS DESCRIBED HEREIN, FROM  
11 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (2018-  
12 565-E) TO PLANNED UNIT DEVELOPMENT (PUD)  
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
14 ZONING CODE, TO PERMIT COMMERCIAL USES, AS  
15 DESCRIBED IN THE SUNBEAM OFFICE PARK PUD,  
16 PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS)  
17 SMALL-SCALE AMENDMENT APPLICATION NUMBER L-  
18 5438-20C; PROVIDING A DISCLAIMER THAT THE  
19 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
20 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
21 PROVIDING AN EFFECTIVE DATE.  
22

23 **WHEREAS**, the City of Jacksonville adopted a Small-Scale  
24 Amendment to the *2030 Comprehensive Plan* for the purpose of  
25 revising portions of the Future Land Use Map series (FLUMs) in  
26 order to ensure the accuracy and internal consistency of the plan,  
27 pursuant to application L-5438-20C and companion land use Ordinance  
28 2020-330; and

29 **WHEREAS**, in order to ensure consistency of zoning district  
30 with the *2030 Comprehensive Plan* and the adopted companion Small-  
31 Scale Amendment L-5438-20C, an application to rezone and reclassify

1 from Planned Unit Development (PUD) District (2018-565-E) to  
2 Planned Unit Development (PUD) District was filed by Cyndy Trimmer,  
3 Esq., on behalf of the owner of approximately 0.96± of an acre of  
4 certain real property in Council District 6, as more particularly  
5 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, held a public hearing and 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 0.96± of an acre (R.E. Nos. 149046-0010, 149050-0010  
3 and 149053-0000) are located in Council District 6, at 0 Sunbeam  
4 Road and 0 Kevin Road between Shellie Road and Craven Road, as more  
5 particularly described in **Exhibit 1**, dated May 27, 2020, and  
6 graphically depicted in **Exhibit 2**, both of which are **attached**  
7 **hereto** and incorporated herein by this reference (Subject  
8 Property).

9           **Section 2.           Owner and Applicant Description.** The Subject  
10 Property is owned by Black Wolf Properties, LLC. The applicant is  
11 Cyndy Trimmer, Esq., 1 Independent Drive, Suite 1200, Jacksonville,  
12 Florida 32202; (904) 807-0185.

13           **Section 3.           Property Rezoned.** The Subject Property,  
14 pursuant to adopted companion Small-Scale Amendment L-5438-20C, is  
15 hereby rezoned and reclassified from Planned Unit Development (PUD)  
16 District (2018-565-E) to Planned Unit Development (PUD) District.  
17 This new PUD district shall generally permit commercial uses, and  
18 is described, shown and subject to the following documents,  
19 **attached hereto:**

20 **Exhibit 1** - Legal Description dated January 16, 2020.

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

22 **Exhibit 3** - Written Description dated April 29, 2020.

23 **Exhibit 4** - Site Plan dated February 3, 2020.

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

1 *Florida Statutes.*

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

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

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20 Form Approved:

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22       /s/ Shannon K. Eller      

23 Office of General Counsel

24 Legislation Prepared By: Connor Corrigan

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