

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

4 **ORDINANCE 2021-813-E**

5 AN ORDINANCE REZONING APPROXIMATELY 8.78± ACRES,  
6 LOCATED IN COUNCIL DISTRICT 11 AT 0 BAYMEADOWS  
7 ROAD (R.E. NO. 167746-0260), BETWEEN INTERSTATE-  
8 295 AND R.G. SKINNER PARKWAY, AS DESCRIBED  
9 HEREIN, OWNED BY PINNACLE RENTAL COMMUNITY LLC,  
10 FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT  
11 (2002-928-E) TO PLANNED UNIT DEVELOPMENT (PUD)  
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
13 ZONING CODE, TO PERMIT MULTI-FAMILY RESIDENTIAL  
14 AND RECREATIONAL USES, AS DESCRIBED IN THE  
15 SKINNER/9A PUD; PUD SUBJECT TO CONDITION;  
16 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
17 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
18 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
19 EFFECTIVE DATE.  
20

21 **WHEREAS**, Pinnacle Rental Community LLC, the owner of  
22 approximately 8.78± acres, located in Council District 11 at 0  
23 Baymeadows Road (R.E. No. 167746-0260), as more particularly  
24 described in **Exhibit 1**, dated October 19, 2021, and graphically  
25 depicted in **Exhibit 2**, both of which are **attached hereto** (the "Subject  
26 Property"), have applied for a rezoning and reclassification of that  
27 property from Planned Unit Development (PUD) District (2002-928-E)  
28 to Planned Unit Development (PUD) District, as described in Section  
29 1 below; and

30 **WHEREAS**, the Planning Commission has considered the application  
31 and has rendered an advisory opinion; and

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

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

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

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

16           **Section 1.           Property Rezoned.**       The Subject Property is  
17 hereby rezoned and reclassified from Planned Unit Development (PUD)  
18 District (2002-928-E) to Planned Unit Development (PUD) District.  
19 This new PUD district shall generally permit multi-family residential  
20 and recreational uses, and is described, shown and subject to the  
21 following documents, **attached hereto**:

22           **Exhibit 1** - Legal Description dated October 19, 2021.

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

24           **Exhibit 3** - Written Description dated October 25, 2021.

25           **Exhibit 4** - Site Plan dated October 8, 2021.

26           **Section 2.           Rezoning Approved Subject to Condition.**   This  
27 rezoning is approved subject to the following condition.   Such  
28 condition controls over the Written Description and the Site Plan and  
29 may only be amended through a rezoning.

30           (1) A traffic study shall be provided with the Civil Site Plan  
31 Review. The traffic study shall address all of the items discussed

1 at the methodology meeting held on September 20, 2021 for this  
2 project.

3       **Section 3.       Owner and Description.**       The Subject Property  
4 is owned by Pinnacle Rental Community LLC, and is legally described  
5 in **Exhibit 1, attached hereto.** The applicant is T.R. Hainline, Esq.,  
6 1301 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207;  
7 (904) 346-5531.

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

20       **Section 5.       Effective Date.** The enactment of this Ordinance  
21 shall be deemed to constitute a quasi-judicial action of the City  
22 Council and shall become effective upon signature by the Council  
23 President and the Council Secretary.

24  
25 Form Approved:

26  
27           /s/ Mary E. Staffopoulos

28 Office of General Counsel

29 Legislation Prepared By: Erin Abney

30 GC-#1475402-v1-2021-813-E