

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2021-813**

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; PROVIDING A DISCLAIMER THAT THE  
16 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
17 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
18 PROVIDING AN EFFECTIVE DATE.

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

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

31 **WHEREAS,** the Land Use and Zoning Committee, after due notice and

1 public hearing, has made its recommendation to the Council; and

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

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

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

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

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

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

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

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

25 **Section 2. Owner and Description.** The Subject Property  
26 is owned by Pinnacle Rental Community LLC, and is legally described  
27 in **Exhibit 1, attached hereto**. The applicant is T.R. Hainline, Esq.,  
28 1301 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207;  
29 (904) 346-5531.

30 **Section 3. 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 4. 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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