

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-693-E**

5 AN ORDINANCE REZONING APPROXIMATELY 7002.25±
6 ACRES, LOCATED IN COUNCIL DISTRICT 12 AT 0 U.S.
7 301 HIGHWAY SOUTH, 0 MAXVILLE MACCLENNY HIGHWAY
8 AND 0 NORMANDY BOULEVARD, BETWEEN INTERSTATE 10
9 AND MAXVILLE MACCLENNY HIGHWAY (R.E. NOS.
10 000974-0200, 000996-3010, 001147-0000, 001150-
11 2000, 001159-0010 AND 001161-0020), AS DESCRIBED
12 HEREIN, OWNED BY 301 CAPITAL PARTNERS, LLC, FROM
13 AGRICULTURE (AGR) DISTRICT AND PLANNED UNIT
14 DEVELOPMENT (PUD) DISTRICT (2010-874-E) TO
15 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
16 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
17 PERMIT MIXED USES, AS DESCRIBED IN THE 301
18 VILLAGES PUD; PUD SUBJECT TO CONDITIONS;
19 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
20 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
21 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
22 EFFECTIVE DATE.
23

24 **WHEREAS,** the City of Jacksonville adopted a Large-Scale
25 Amendment to the *2030 Comprehensive Plan* for the purpose of revising
26 portions of the Future Land Use Map series (FLUMs) in order to ensure
27 the accuracy and internal consistency of the plan, pursuant to
28 Ordinance 2021-302-E and land use application L-5457-20A; and

29 **WHEREAS,** in order to ensure consistency of zoning district(s)
30 with the *2030 Comprehensive Plan* and the adopted Large-Scale Amendment
31 L-5457-20A, the applicant, Paul Harden, Esq., has filed an application

1 on behalf of 301 Capital Partners, LLC, the owner of approximately
2 7002.25± acres, located in Council District 12 at 0 U.S. 301 Highway
3 South, 0 Maxville MacClenny Highway, and 0 Normandy Boulevard, between
4 I-10 and Maxville MacClenny Highway (R.E. Nos. 000974-0200, 000996-
5 3010, 001147-0000, 001150-2000, 001159-0010 and 001161-0020), as more
6 particularly described in **Exhibit 1**, dated April 23, 2021, and
7 graphically depicted in **Exhibit 2**, both of which are **attached hereto**
8 (the "Subject Property"), to rezone and reclassify that property from
9 Agriculture (AGR) District and Planned Unit Development (PUD)
10 District (2010-874-E) to Planned Unit Development (PUD) District, as
11 described in Section 1 below; 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 Committee, after due notice and
15 public hearing, has made its recommendation to the Council; and

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

20 **WHEREAS**, based on the staff report of the Planning Department
21 and other competent and substantial evidence received at the public
22 hearings, the Council finds the proposed rezoning does not adversely
23 affect the orderly development of the City as embodied in the Zoning
24 Code; will not adversely affect the health and safety of residents
25 in the area; will not be detrimental to the natural environment or
26 to the use or development of the adjacent properties in the general
27 neighborhood; and will accomplish the objectives and meet the
28 standards of Section 656.340 (Planned Unit Development) of the Zoning
29 Code; now, therefore

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

31 **Section 1. Property Rezoned.** The Subject Property is

1 hereby rezoned and reclassified from Agriculture (AGR) District and
2 Planned Unit Development (PUD) District (2021-874-E) to Planned Unit
3 Development (PUD) District. This new PUD district shall generally
4 permit mixed uses, and is described, shown and subject to the
5 following documents, **attached hereto**:

6 **Exhibit 1** - Legal Description dated April 23, 2021.

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

8 **Revised Exhibit 3** - Revised Written Description dated November 2,
9 2021.

10 **Revised Exhibit 4** - Revised Site Plan dated November 2, 2021.

11 **Section 2. Rezoning Approved Subject to Conditions.** This
12 rezoning is approved subject to the following conditions. Such
13 conditions control over the Written Description and the Site Plan and
14 may only be amended through a rezoning.

15 (1) Development of the Subject Property shall be consistent
16 with and in compliance with the Conceptual Master Plan approved in
17 Ordinance 2021-692-E.

18 (2) Verifications of substantial compliance with the PUD shall
19 not be processed until condition number two of Ordinance 2021-692-E
20 is met.

21 **Section 3. Owner and Description.** The Subject Property
22 is owned by 301 Capital Partners, LLC, and is legally described in
23 **Exhibit 1, attached hereto.** The applicant is Paul Harden, Esq., 1431
24 Riverplace Boulevard, Suite 901, Jacksonville, Florida 32207; (904)
25 396-5731.

26 **Section 4. Disclaimer.** The rezoning granted herein
27 shall **not** be construed as an exemption from any other applicable
28 local, state, or federal laws, regulations, requirements, permits or
29 approvals. All other applicable local, state or federal permits or
30 approvals shall be obtained before commencement of the development
31 or use and issuance of this rezoning is based upon acknowledgement,

1 representation and confirmation made by the applicant(s), owner(s),
2 developer(s) and/or any authorized agent(s) or designee(s) that the
3 subject business, development and/or use will be operated in strict
4 compliance with all laws. Issuance of this rezoning does **not** approve,
5 promote or condone any practice or act that is prohibited or
6 restricted by any federal, state or local laws.

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

11
12 Form Approved:

13
14 /s/ Mary E. Staffopoulos

15 Office of General Counsel

16 Legislation Prepared By: Bruce Lewis

17 GC-#1471890-v1-2021-693-E