

1 Introduced by the Land Use and Zoning Committee:

4 **ORDINANCE 2021-340-E**

5 AN ORDINANCE REZONING APPROXIMATELY 14.24±  
6 ACRES IN COUNCIL DISTRICT 14 AT 5555 RADIO  
7 LANE, BETWEEN ELLIS ROAD SOUTH AND LASOTA  
8 AVENUE (R.E. NO. 067216-0000) OWNED BY  
9 COVENANT MEDIA, LLC, AS DESCRIBED HEREIN, FROM  
10 PUBLIC BUILDINGS AND FACILITIES-2 (PBF-2)  
11 DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)  
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
13 ZONING CODE, TO PERMIT SINGLE FAMILY  
14 RESIDENTIAL USES, AS DESCRIBED IN THE RADIO  
15 LANE RESIDENTIAL PUD, PURSUANT TO FUTURE LAND  
16 USE MAP SERIES (FLUMS) LARGE-SCALE AMENDMENT  
17 APPLICATION L-5477-20A; PROVIDING A DISCLAIMER  
18 THAT THE REZONING GRANTED HEREIN SHALL NOT BE  
19 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
20 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

21  
22 **WHEREAS,** the City of Jacksonville adopted a Large-Scale  
23 Amendment to the *2030 Comprehensive Plan* for the purpose of  
24 revising portions of the Future Land Use Map series (FLUMs) in  
25 order to ensure the accuracy and internal consistency of the plan,  
26 pursuant to the companion land use ordinance for application L-  
27 5477-20A; and

28 **WHEREAS,** in order to ensure consistency of zoning district  
29 with the *2030 Comprehensive Plan* and the adopted companion Large-  
30 Scale Amendment L-5477-20A, an application to rezone and reclassify  
31 from Public Buildings and Facilities-2 (PBF-2) District to Planned

1 Unit Development (PUD) District was filed by L. Charles Mann, on  
2 behalf of Covenant Media, LLC, the owner of approximately 14.24±  
3 acres of certain real property in Council District 14, as more  
4 particularly described in Section 1; and

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

9 **WHEREAS**, the Planning Commission has considered the  
10 application and has rendered an advisory opinion; and

11 **WHEREAS**, the Land Use and Zoning (LUZ) Committee after due  
12 notice held a public hearing and made its recommendation to the  
13 Council; and

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

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

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

31 **Section 1. Subject Property Location and Description.** The

1 approximately 14.24± acres (R.E. No. 067216-0000) are in Council  
2 District 14 at 5555 Radio Lane, between Ellis Road South and Lasota  
3 Avenue, as more particularly described in **Exhibit 1**, dated May 3,  
4 2021, **attached hereto** and incorporated herein by this reference  
5 (Subject Property).

6 **Section 2. Owner and Applicant Description.** The subject  
7 property is owned by Covenant Media, LLC. The applicant is L.  
8 Charles Mann, 165 Arlington Road, Jacksonville, Florida 32211;  
9 (904) 721-1546.

10 **Section 3. Property Rezoned.** The Subject Property,  
11 pursuant to adopted companion Large-Scale Amendment L-5477-20A, is  
12 hereby rezoned and reclassified from Public Buildings and  
13 Facilities-2 (PBF-2) District to Planned Unit Development (PUD)  
14 District. This new PUD district shall generally permit single  
15 family residential uses, and is described, shown and subject to the  
16 following documents, **attached hereto**:

17 **Exhibit 1** - Legal Description dated May 3, 2021.

18 **Exhibit 2** - Subject Property Map (prepared by P&DD).

19 **Exhibit 3** - Written Description dated May 3, 2021.

20 **Exhibit 4** - Site Plan dated April 13, 2021.

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

30 **Section 5. Disclaimer.** The rezoning granted herein  
31 shall not be construed as an exemption from any other applicable

