

1 Council Member Carrico offers the following Substitute to File No.
2 2022-606:

3
4 Introduced by the Land Use and Zoning Committee:
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7 **ORDINANCE 2022-606**

8 AN ORDINANCE REZONING APPROXIMATELY 5.39± ACRES,
9 LOCATED IN COUNCIL DISTRICT 12 AT 0 BULLS BAY
10 HIGHWAY, BETWEEN BEAVER STREET WEST AND OLD
11 PLANK ROAD (R.E. NO. 006222-0230), OWNED BY RAY
12 LANE PROPERTIES, LLC, AS DESCRIBED HEREIN, FROM
13 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (1995-
14 609-E) TO PLANNED UNIT DEVELOPMENT (PUD)
15 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
16 ZONING CODE, TO PERMIT COMMERCIAL USES, AS
17 DESCRIBED IN THE BULLS BAY PUD; PROVIDING A
18 DISCLAIMER THAT THE REZONING GRANTED HEREIN
19 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
20 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
21 DATE.
22

23 **WHEREAS**, the owner of approximately 5.39± acres located in
24 Council District 12 at 0 Bulls Bay Highway, between Beaver Street
25 West and Old Plank Road (R.E. No. 006222-0230), as more particularly
26 described in **Exhibit 1**, dated March 3, 2022, and graphically depicted
27 in **Exhibit 2**, both of which are attached hereto (the "Subject
28 Property"), has applied for a rezoning and reclassification of that
29 property from Planned Unit Development (PUD) District (1995-609-E)
30 to Planned Unit Development (PUD) District, as described in Section
31 1 below; and

1 **WHEREAS**, the Planning Commission has considered the application
2 and has rendered an advisory opinion; and

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

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

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

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

18 **Section 1. Property Rezoned.** The Subject Property is
19 hereby rezoned and reclassified from Planned Unit Development (PUD)
20 District (1995-609-E) to Planned Unit Development (PUD) District.
21 This new PUD district shall generally permit commercial uses, and is
22 described, shown and subject to the following documents, **attached**
23 **hereto:**

24 **Exhibit 1** - Legal Description dated March 3, 2022.

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

26 **Exhibit 3** - Written Description dated September 9, 2022.

27 **Exhibit 4** - Site Plan dated August 31, 2022.

28 **Section 2. Owner and Description.** The Subject Property
29 is owned by Ray Lane Properties, LLC. The applicant is Paul Harden,
30 Esq., 1431 Riverplace Boulevard, Suite 901, Jacksonville, Florida
31 32207; (904) 396-5731.

