

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-577-E**

5 AN ORDINANCE REZONING APPROXIMATELY 19.71± ACRES
6 LOCATED IN COUNCIL DISTRICT 7 AT 0 MAIN STREET
7 NORTH AND 0 PALM LAKE DRIVE, BETWEEN NOAH ROAD
8 AND EASTPORT ROAD, OWNED BY NORTHSIDE TREES, LLC,
9 AS DESCRIBED HEREIN, FROM INDUSTRIAL LIGHT (IL)
10 DISTRICT AND COMMERCIAL COMMUNITY/GENERAL-2
11 (CCG-2) DISTRICT TO PLANNED UNIT DEVELOPMENT
12 (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER
13 THE ZONING CODE, TO PERMIT SINGLE-FAMILY AND
14 MULTI-FAMILY RESIDENTIAL USES, AS DESCRIBED IN
15 THE POINTE GRAND PUD, PURSUANT TO FUTURE LAND USE
16 MAP SERIES (FLUMS) SMALL-SCALE AMENDMENT
17 APPLICATION NUMBER L-5573-21C; PROVIDING A
18 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
19 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
20 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
21

22 **WHEREAS,** the City of Jacksonville adopted a Small-Scale
23 Amendment to the *2030 Comprehensive Plan* for the purpose of revising
24 portions of the Future Land Use Map series (FLUMs) in order to ensure
25 the accuracy and internal consistency of the plan, pursuant to the
26 companion land use application L-5573-21C; and

27 **WHEREAS,** in order to ensure consistency of zoning district with
28 the *2030 Comprehensive Plan* and the adopted companion Small-Scale
29 Amendment L-5573-21C, an application to rezone and reclassify from
30 Industrial Light (IL) District and Commercial Community/General-2

1 (CCG-2) District to Planned Unit Development (PUD) District was filed
2 by Steve Diebenow, Esq., on behalf of the owner of approximately
3 19.71± acres of certain real property in Council District 7, 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 Comprehensive*
7 *Plan*, has considered the rezoning and has rendered an advisory
8 opinion; and

9 **WHEREAS**, the Planning Commission has considered the application
10 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, and 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 the
18 *2030 Comprehensive Plan* adopted under the comprehensive planning
19 ordinance for future development of the City of Jacksonville; and

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

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

30 **Section 1. Subject Property Location and Description.** The
31 approximately 19.71± acres are located in Council District 7, at 0

1 Main Street North and 0 Palm Lake Drive, between Noah Road and
2 Eastport Road, as more particularly described in **Exhibit 1**, dated May
3 28, 2021, and graphically depicted in **Exhibit 2**, both of which are
4 **attached hereto** and incorporated herein by this reference (the
5 "Subject Property").

6 **Section 2. Owner and Applicant Description.** The Subject
7 Property is owned by Northside Trees, LLC. The applicant is Steve
8 Diebenow, Esq., One Independent Drive, Suite 1200, Jacksonville,
9 Florida 32202; (904) 301-1269.

10 **Section 3. Property Rezoned.** The Subject Property,
11 pursuant to adopted companion Small-Scale Amendment L-5573-21C, is
12 hereby rezoned and reclassified from Industrial Light (IL) District
13 and Commercial Community/General-2 (CCG-2) District to Planned Unit
14 Development (PUD) District. This new PUD district shall generally
15 permit single-family and multi-family residential uses, and is
16 described, shown and subject to the following documents, **attached**
17 **hereto:**

18 **Exhibit 1** - Legal Description dated May 28, 2021.

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

20 **Revised Exhibit 3** - Revised Written Description dated September 16,
21 2021.

22 **Revised Exhibit 4** - Revised Site Plan dated October 20, 2021.

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

1 *Florida Statutes.*

2 **Section 5. Disclaimer.** The rezoning granted herein
3 shall not be construed as an exemption from any other applicable
4 local, state, or federal laws, regulations, requirements, permits or
5 approvals. All other applicable local, state or federal permits or
6 approvals shall be obtained before commencement of the development
7 or use and issuance of this rezoning is based upon acknowledgement,
8 representation and confirmation made by the applicant(s), owner(s),
9 developer(s) and/or any authorized agent(s) or designee(s) that the
10 subject business, development and/or use will be operated in strict
11 compliance with all laws. Issuance of this rezoning does not approve,
12 promote or condone any practice or act that is prohibited or
13 restricted by any federal, state or local laws.

14 **Section 6. Effective Date.** The enactment of this Ordinance
15 shall be deemed to constitute a quasi-judicial action of the City
16 Council and shall become effective upon signature by the Council
17 President and the Council Secretary.

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19 Form Approved:

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21 /s/ Mary E. Staffopoulos

22 Office of General Counsel

23 Legislation Prepared By: Ed Lukacovic

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