

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-734**

5 AN ORDINANCE REZONING APPROXIMATELY 131.20±
6 ACRES IN COUNCIL DISTRICT 7 AT 0 OWENS ROAD, 905
7 OWENS ROAD, 0 INTERSTATE-95 AND 0 SHARON OWENS
8 ROAD (R.E. NOS. 106256-0010, 106256-1000,
9 106256-2000, 106260-0000 AND 108138-0000),
10 BETWEEN OWENS ROAD AND PECAN PARK ROAD, OWNED BY
11 RMM VENTURES, LLP, AS DESCRIBED HEREIN, FROM
12 INDUSTRIAL LIGHT (IL) DISTRICT TO PLANNED UNIT
13 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
14 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
15 SINGLE FAMILY AND MULTI-FAMILY RESIDENTIAL USES,
16 AS DESCRIBED IN THE OWENS ROAD PUD, PURSUANT TO
17 FUTURE LAND USE MAP SERIES (FLUMS) LARGE-SCALE
18 AMENDMENT APPLICATION L-5532-21A; PROVIDING A
19 DISCLAIMER THAT THE REZONING GRANTED HEREIN
20 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
21 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
22 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 the
28 companion land use ordinance for application L-5532-21A; and

29 **WHEREAS,** in order to ensure consistency of zoning district with
30 the *2030 Comprehensive Plan* and the adopted companion Large-Scale
31 Amendment L-5532-21A, an application to rezone and reclassify from

1 Industrial Light (IL) District to Planned Unit Development (PUD)
2 District was filed by Paul Harden, Esq., on behalf of RMM Ventures,
3 LLP, the owner of approximately 131.20± acres of certain real property
4 in Council District 7, as more particularly described in Section 1;
5 and

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

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

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

14 **WHEREAS**, the City Council after due notice held a public hearing,
15 taking into consideration the above recommendations as well as all
16 oral and written comments received during the public hearings, the
17 Council finds that such rezoning is consistent with the *2030*
18 *Comprehensive Plan* adopted under the comprehensive planning ordinance
19 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 131.20± acres are in Council District 7 at 0 Owens Road,

1 905 Owens Road, 0 Interstate 95 and 0 Sharon Owens Road (R.E. Nos.
2 106256-0010, 106256-1000, 106256-2000, 106260-0000 and 108138-0000),
3 between Owens Road and Pecan Park Road, as more particularly described
4 in **Exhibit 1**, dated August 18, 2021, **attached hereto** and incorporated
5 herein by this reference (the "Subject Property").

6 **Section 2. Owner and Applicant Description.** The subject
7 property is owned by RMM Ventures, LLP. The applicant is Paul Harden,
8 Esq., 1431 Riverplace Boulevard, Suite 901, Jacksonville, Florida
9 32207; (904) 396-5731.

10 **Section 3. Property Rezoned.** The Subject Property,
11 pursuant to adopted companion Large-Scale Amendment L-5532-21A, is
12 hereby rezoned and reclassified from Industrial Light (IL) District
13 to Planned Unit Development (PUD) District. This new PUD district
14 shall generally permit single family and multi-family residential
15 uses, and is described, shown and subject to the following documents,
16 **attached hereto:**

17 **Exhibit 1** - Legal Description dated August 18, 2021.

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

19 **Exhibit 3** - Written Description dated September 16, 2021.

20 **Exhibit 4** - Site Plan dated August 18, 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 not
26 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 shall
31 not be construed as an exemption from any other applicable local,

1 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 6. 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: Connie Quinto

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