

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2021-636-E**

5 AN ORDINANCE REZONING APPROXIMATELY 1.69± ACRES  
6 LOCATED IN COUNCIL DISTRICT 8 AT 0 ADAMS AVENUE,  
7 BETWEEN ELM STREET AND PROSPECT STREET, OWNED BY  
8 FIRST COAST PROPERTIES OF JACKSONVILLE, INC., AS  
9 DESCRIBED HEREIN, FROM RESIDENTIAL LOW DENSITY-  
10 60 (RLD-60) DISTRICT TO PLANNED UNIT DEVELOPMENT  
11 (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER  
12 THE ZONING CODE, TO PERMIT OFFICE, COMMERCIAL AND  
13 LIGHT INDUSTRIAL USES, AS DESCRIBED IN THE  
14 WASHINGTON AVENUE WAREHOUSE PUD, PURSUANT TO  
15 FUTURE LAND USE MAP SERIES (FLUMS) SMALL-SCALE  
16 AMENDMENT APPLICATION NUMBER L-5589-21C;  
17 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
18 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
19 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
20 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-5589-21C; 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-5589-21C, an application to rezone and reclassify from

1 Residential Low Density-60 (RLD-60) District to Planned Unit  
2 Development (PUD) District was filed by L. Charles Mann, on behalf  
3 of the owner of approximately 1.69± acres of certain real property  
4 in Council District 8, 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  
13 notice, held a public hearing and made its recommendation to the  
14 Council; and

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

21 **WHEREAS**, the Council finds that the proposed PUD does not affect  
22 adversely the orderly development of the City as embodied in the  
23 *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 the  
27 objectives and meet the standards of Section 656.340 (Planned Unit  
28 Development) of the *Zoning Code* of the City of Jacksonville; now,  
29 therefore

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

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

1 approximately 1.69± acres are located in Council District 8, at 0  
2 Adams Avenue, between Elm Street and Prospect Street, as more  
3 particularly described in **Exhibit 1**, dated July 10, 2021, and  
4 graphically depicted in **Exhibit 2**, both of which are **attached hereto**  
5 and incorporated herein by this reference (the "Subject Property").

6 **Section 2. Owner and Applicant Description.** The Subject  
7 Property is owned by First Coast Properties of Jacksonville, Inc.  
8 The applicant is L. Charles Mann, 165 Arlington Road, Jacksonville,  
9 Florida 32211; (904) 721-1546.

10 **Section 3. Property Rezoned.** The Subject Property,  
11 pursuant to adopted companion Small-Scale Amendment L-5589-21C, is  
12 hereby rezoned and reclassified from Residential Low Density-60 (RLD-  
13 60) District to Planned Unit Development (PUD) District. This new  
14 PUD district shall generally permit commercial, office and light  
15 industrial uses, and is described, shown and subject to the following  
16 documents, **attached hereto**:

17 **Exhibit 1** - Legal Description dated July 10, 2021.

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

19 **Revised Exhibit 3** - Revised Written Description dated November 8,  
20 2021.

21 **Revised Exhibit 4** - Revised Site Plan dated November 8, 2021.

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

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

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

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18 Form Approved:

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20                     /s/ Mary E. Staffopoulos          

21 Office of General Counsel

22 Legislation Prepared By: Arimus Wells

23 GC-#1471887-v1-2021-636-E\_