

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2022-19**

5 AN ORDINANCE REZONING APPROXIMATELY 1.35± ACRES,  
6 LOCATED IN COUNCIL DISTRICT 11 AT 0 GATE  
7 PARKWAY, BETWEEN BURNT MILL ROAD AND VILLAGE  
8 CROSSING DRIVE (R.E. NO. 167741-0580 (PORTION)),  
9 AS DESCRIBED HEREIN, OWNED BY S-15 LAND HOLDINGS  
10 LLC, FROM PLANNED UNIT DEVELOPMENT (PUD)  
11 DISTRICT (2016-283-E) TO PLANNED UNIT  
12 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
14 OFFICE AND COMMERCIAL USES, AS DESCRIBED IN THE  
15 GATE/BURNT MILL PUD; PROVIDING A DISCLAIMER THAT  
16 THE REZONING GRANTED HEREIN SHALL NOT BE  
17 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
18 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

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20 **WHEREAS**, S-15 Land Holdings LLC, the owner of approximately  
21 1.35± acres, located in Council District 11 at 0 Gate Parkway, between  
22 Burnt Mill Road and Village Crossing Drive (R.E. No. 167741-0580  
23 (Portion)), as more particularly described in **Exhibit 1**, dated  
24 November 23, 2021, and graphically depicted in **Exhibit 2**, both of  
25 which are **attached hereto** (the "Subject Property"), have applied for  
26 a rezoning and reclassification of that property from Planned Unit  
27 Development (PUD) District (2016-283-E) to Planned Unit Development  
28 (PUD) District, as described in Section 1 below; and

29 **WHEREAS**, the Planning Commission has considered the application  
30 and has rendered an advisory opinion; and

31 **WHEREAS**, the Land Use and Zoning Committee, after due notice and

1 public hearing, has made its recommendation to the Council; and

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

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

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

15 **Section 1. Property Rezoned.** The Subject Property is  
16 hereby rezoned and reclassified from Planned Unit Development (PUD)  
17 District (2016-283-E) to Planned Unit Development (PUD) District.  
18 This new PUD district shall generally permit office and commercial  
19 uses, and is described, shown and subject to the following documents,  
20 **attached hereto:**

21 **Exhibit 1** - Legal Description dated November 23, 2021.

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

23 **Exhibit 3** - Written Description dated November 23, 2021.

24 **Exhibit 4** - Site Plan dated November 23, 2021.

25 **Section 2. Owner and Description.** The Subject Property  
26 is owned by S-15 Land Holdings LLC, and is legally described in  
27 **Exhibit 1, attached hereto.** The applicant is T.R. Hainline, Esq.,  
28 1301 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207;  
29 (904) 346-5531.

30 **Section 3. Disclaimer.** The rezoning granted herein  
31 shall **not** be construed as an exemption from any other applicable

1 local, 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 4. 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: Arimus Wells

21 GC-#1471931-v2-2022-19\_(Z-3877-PUD)