

1 The Land Use and Zoning Committee offers the following substitute to
2 File No. 2022-19:

3
4 Introduced by the Land Use and Zoning Committee:

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7 **ORDINANCE 2022-19**

8 AN ORDINANCE REZONING APPROXIMATELY 2.02± ACRES,
9 LOCATED IN COUNCIL DISTRICT 11 AT 0 GATE
10 PARKWAY, BETWEEN BURNT MILL ROAD AND VILLAGE
11 CROSSING DRIVE (R.E. NO. 167741-0580 (PORTION)),
12 AS DESCRIBED HEREIN, OWNED BY S-15 LAND HOLDINGS
13 LLC, FROM PLANNED UNIT DEVELOPMENT (PUD)
14 DISTRICT (2016-283-E) TO PLANNED UNIT
15 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
16 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
17 COMMERCIAL USES, AS DESCRIBED IN THE GATE/BURNT
18 MILL PUD; PROVIDING A DISCLAIMER THAT THE
19 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
20 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
21 PROVIDING AN EFFECTIVE DATE.

22
23 **WHEREAS**, S-15 Land Holdings LLC, the owner of approximately
24 2.02± acres, located in Council District 11 at 0 Gate Parkway, between
25 Burnt Mill Road and Village Crossing Drive (R.E. No. 167741-0580
26 (Portion)), as more particularly described in **Exhibit 1**, dated April
27 28, 2022, and graphically depicted in **Exhibit 2**, both of which are
28 **attached hereto** (the "Subject Property"), has applied for a rezoning
29 and reclassification of that property from Planned Unit Development
30 (PUD) District (2016-283-E) to Planned Unit Development (PUD)
31 District, as described in Section 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 (2016-283-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 April 28, 2022.

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

26 **Exhibit 3** - Written Description dated April 28, 2022.

27 **Exhibit 4** - Site Plan dated April 21, 2022.

28 **Section 2. Owner and Description.** The Subject Property
29 is owned by S-15 Land Holdings LLC, and is legally described in
30 **Exhibit 1, attached hereto.** The applicant is T.R. Hainline, Esq.,
31 1301 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207;

1 (904) 346-5531.

2 **Section 3. 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 4. 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.

18
19 Form Approved:

20
21 /s/ Paige H. Johnston

22 Office of General Counsel

23 Legislation Prepared By: Arimus Wells

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