

1 Introduced and substituted by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-75**

5 AN ORDINANCE REZONING APPROXIMATELY 4.30± ACRES,
6 LOCATED IN COUNCIL DISTRICT 14 AT 2200 ROSSELLE
7 STREET, 2251 ROSSELLE STREET, 2310 ROSSELLE
8 STREET AND 2342 ROSSELLE STREET, BETWEEN
9 STOCKTON STREET AND COPELAND STREET (R.E. NOS.
10 091561-0010, 091605-0010, 091546-0010 AND
11 091543-0010), OWNED BY MECO ROSSELLE REI, LLC,
12 AS DESCRIBED HEREIN, FROM COMMERCIAL
13 COMMUNITY/GENERAL-1 (CCG-1) DISTRICT AND
14 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (2007-
15 859-E) TO PLANNED UNIT DEVELOPMENT (PUD)
16 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
17 ZONING CODE, TO PERMIT COMMERCIAL AND
18 RESIDENTIAL USES, AS DESCRIBED IN THE MECO PUD,
19 PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS)
20 SMALL-SCALE AMENDMENT APPLICATION NUMBER L-
21 5615-21C; PROVIDING A DISCLAIMER THAT THE
22 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
23 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
24 PROVIDING AN EFFECTIVE DATE.
25

26 **WHEREAS**, the City of Jacksonville adopted a Small-Scale
27 Amendment to the *2030 Comprehensive Plan* for the purpose of revising
28 portions of the Future Land Use Map series (FLUMs) in order to ensure
29 the accuracy and internal consistency of the plan, pursuant to the
30 companion land use ordinance for application L-5615-21C; and

31 **WHEREAS**, in order to ensure consistency of zoning district with

1 the *2030 Comprehensive Plan* and the adopted companion Small-Scale
2 Amendment L-5615-21C, an application to rezone and reclassify from
3 Commercial Community/General-1 (CCG-1) District and Planned Unit
4 Development (PUD) District (2007-859-E) to Planned Unit Development
5 (PUD) District was filed by Taylor Mejia on behalf of the owner of
6 approximately 4.30± acres of certain real property in Council District
7 14, as more particularly described in Section 1; and

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

12 **WHEREAS**, the Planning Commission has considered the application
13 and has rendered an advisory opinion; and

14 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due
15 notice and public hearing, has made its recommendation to the Council;
16 and

17 **WHEREAS**, the City Council, after due notice, held a public
18 hearing, and taking into consideration the above recommendations as
19 well as all oral and written comments received during the public
20 hearings, the Council finds that such rezoning is consistent with the
21 *2030 Comprehensive Plan* adopted under the comprehensive planning
22 ordinance for future development of the City of Jacksonville; and

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

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

2 **Section 1. Subject Property Location and Description.** The
3 approximately 4.30± acres are located in Council District 14 at 2200
4 Rosselle Street, 2251 Rosselle Street, 2310 Rosselle Street and 2342
5 Rosselle Street, between Stockton Street and Copeland Street (R.E.
6 Nos. 091561-0010, 091605-0010, 091546-0010 and 091543-0010), as more
7 particularly described in **Exhibit 1**, dated July 13, 2021, and
8 graphically depicted in **Exhibit 2**, both of which are **attached hereto**
9 and incorporated herein by this reference (the "Subject Property").

10 **Section 2. Owner and Applicant Description.** The Subject
11 Property is owned by MECO Rosselle REI, LLC. The applicant is Taylor
12 Mejia, 208 North Laura Street, Suite 710, Jacksonville, Florida 32202;
13 (904) 349-5954.

14 **Section 3. Property Rezoned.** The Subject Property,
15 pursuant to adopted companion Small-Scale Amendment L-5615-21C, is
16 hereby rezoned and reclassified from Commercial Community/General-1
17 (CCG-1) District and Planned Unit Development (PUD) District (2007-
18 859-E) to Planned Unit Development (PUD) District. This new PUD
19 district shall generally permit commercial and residential uses, and
20 is described, shown and subject to the following documents, **attached**
21 **hereto:**

22 **Exhibit 1** - Legal Description dated July 13, 2021.

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

24 **Exhibit 3** - Written Description dated April 25, 2022.

25 **Exhibit 4** - Site Plan dated August 10, 2021.

26 **Section 4. Contingency.** This rezoning shall not become
27 effective until thirty-one (31) days after adoption of the companion
28 Small-Scale Amendment unless challenged by the state land planning
29 agency; and further provided that if the companion Small-Scale
30 Amendment is challenged by the state land planning agency, this
31 rezoning shall not become effective until the state land planning

