

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2022-611

AN ORDINANCE REZONING APPROXIMATELY 4.86± ACRES,
LOCATED IN COUNCIL DISTRICT 14 AT 0 COLLINS
ROAD, BETWEEN PINE VERDE LANE AND ORTEGA BLUFF
PARKWAY (R.E. NO. 099120-0010), AS DESCRIBED
HEREIN, OWNED BY ORTEGA BLUFFS, INC., FROM
COMMERCIAL OFFICE (CO) DISTRICT TO PLANNED UNIT
DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
COMMERCIAL AND OFFICE USES, AS DESCRIBED IN THE
COLLINS ROAD COMMERCIAL PUD; PROVIDING A
DISCLAIMER THAT THE REZONING GRANTED HEREIN
SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
DATE.

WHEREAS, Ortega Bluffs, Inc., the owner of approximately 4.86±
acres located in Council District 14 at 0 Collins Road, between Pine
Verde Lane and Ortega Bluff Parkway (R.E. No. 099120-0010), as more
particularly described in **Exhibit 1**, dated June 1, 2022, and
graphically depicted in **Exhibit 2**, both of which are attached hereto
(the "Subject Property"), has applied for a rezoning and
reclassification of that property from Commercial Office (CO)
District to Planned Unit Development (PUD) District, as described in
Section 1 below; and

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

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 Commercial Office (CO) District
17 to Planned Unit Development (PUD) District. This new PUD district
18 shall generally permit commercial and office uses, and is described,
19 shown and subject to the following documents, **attached hereto**:

20 **Exhibit 1** - Legal Description dated June 1, 2022.

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

22 **Exhibit 3** - Written Description dated June 1, 2022.

23 **Exhibit 4** - Site Plan dated May 11, 2022.

24 **Section 2. Owner and Description.** The Subject Property
25 is owned by Ortega Bluffs, Inc., and is legally described in **Exhibit**
26 **1**, attached hereto. The applicant is Steve Diebenow, Esq., One
27 Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)
28 301-1269.

29 **Section 3. Disclaimer.** The rezoning granted herein
30 shall **not** be construed as an exemption from any other applicable
31 local, state, or federal laws, regulations, requirements, permits or

approvals. All other applicable local, state or federal permits or approvals shall be obtained before commencement of the development or use and issuance of this rezoning is based upon acknowledgement, representation and confirmation made by the applicant(s), owner(s), developer(s) and/or any authorized agent(s) or designee(s) that the subject business, development and/or use will be operated in strict compliance with all laws. Issuance of this rezoning does not approve, promote or condone any practice or act that is prohibited or restricted by any federal, state or local laws.

Section 4. Effective Date. The enactment of this Ordinance shall be deemed to constitute a quasi-judicial action of the City Council and shall become effective upon signature by the Council President and the Council Secretary.

Form Approved:

/s/ Mary E. Staffopoulos

Office of General Counsel

Legislation Prepared By: Connor Corrigan

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