

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-611**

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

19
20 **WHEREAS**, Ortega Bluffs, Inc., the owner of approximately 4.86±
21 acres located in Council District 14 at 0 Collins Road, between Pine
22 Verde Lane and Ortega Bluff Parkway (R.E. No. 099120-0010), as more
23 particularly described in **Exhibit 1**, dated June 1, 2022, and
24 graphically depicted in **Exhibit 2**, both of which are attached hereto
25 (the "Subject Property"), has applied for a rezoning and
26 reclassification of that property from Commercial Office (CO)
27 District to Planned Unit Development (PUD) District, as described in
28 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 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

