

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-759**

5 AN ORDINANCE REZONING APPROXIMATELY 1.79± ACRES,
6 LOCATED IN COUNCIL DISTRICT 14 AT 0 PARRAMORE
7 ROAD, BETWEEN COLLINS ROAD AND PARRAMORE ROAD
8 (R.E. NO. 016518-0329 (PORTION)), AS DESCRIBED
9 HEREIN, OWNED BY HARMONY FARMS OF JACKSONVILLE,
10 L.L.C., FROM PLANNED UNIT DEVELOPMENT (PUD)
11 DISTRICT (2008-778-E) TO PLANNED UNIT
12 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
14 COMMERCIAL USES, AS DESCRIBED IN THE COLLINS
15 TOWN CENTER STORAGE PUD; PROVIDING A DISCLAIMER
16 THAT THE REZONING GRANTED HEREIN SHALL NOT BE
17 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
18 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

19
20 **WHEREAS**, Harmony Farms of Jacksonville, L.L.C., the owner of
21 approximately 1.79± acres located in Council District 14 at 0
22 Parramore Road, between Collins Road and Parramore Road (R.E. No.
23 016518-0329 (portion)), as more particularly described in **Exhibit 1**,
24 dated September 8, 2022, and graphically depicted in **Exhibit 2**, both
25 of which are attached hereto (the "Subject Property"), has applied
26 for a rezoning and reclassification of that property from Planned
27 Unit Development (PUD) District (2008-778-E) to Planned Unit
28 Development (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 (2008-778-E) to Planned Unit Development (PUD) District.
18 This new PUD district shall generally permit commercial uses, and is
19 described, shown and subject to the following documents, attached
20 hereto:

21 **Exhibit 1** - Legal Description dated September 8, 2022.

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

23 **Exhibit 3** - Written Description dated September 21, 2022.

24 **Exhibit 4** - Site Plan dated August 29, 2022.

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

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: Erin Abney

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