

Introduced and amended by the Land Use and Zoning Committee:

ORDINANCE 2022-631-E

AN ORDINANCE REZONING APPROXIMATELY 115.86± ACRES, LOCATED IN COUNCIL DISTRICT 12 AT 0 GRACY ROAD, 0 CASTLE PINES COURT AND 0 SOUTH CHAFFEE ROAD, BETWEEN SHERMAN HILLS PARKWAY AND LAUREN OAK LANE (R.E. NOS. 012886-0150, 012890-0000, 012892-0000 AND 012900-0510), OWNED BY GREEN VALLEY LAND, LLC, AS DESCRIBED HEREIN, FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (2021-230-E) AND RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO PERMIT SINGLE-FAMILY RESIDENTIAL USES, AS DESCRIBED IN THE VISTA BAY PUD, PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS) SMALL-SCALE AMENDMENT APPLICATION NUMBER L-5701-22C; PUD SUBJECT TO CONDITIONS; 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, the City of Jacksonville adopted a Small-Scale Amendment to the *2030 Comprehensive Plan* for the purpose of revising portions of the Future Land Use Map series (FLUMs) in order to ensure the accuracy and internal consistency of the plan, pursuant to the companion land use ordinance for application L-5701-22C; and

WHEREAS, in order to ensure consistency of zoning district with

1 the *2030 Comprehensive Plan* and the adopted companion Small-Scale
2 Amendment L-5701-22C, an application to rezone and reclassify from
3 Planned Unit Development (PUD) District (2021-230-E) and Residential
4 Rural-Acre (RR-Acre) District to Planned Unit Development (PUD)
5 District was filed by Thomas Ingram, Esq., on behalf of the owner of
6 approximately 115.86± acres of certain real property in Council
7 District 12, 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,

1 therefore

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

3 **Section 1. Subject Property Location and Description.** The
4 approximately 115.86± acres are located in Council District 12 at 0
5 Gracy Road, 0 Castle Pines Court and 0 South Chaffee Road, between
6 Sherman Hills Parkway and Lauren Oak Lane (R.E. Nos. 012886-0150,
7 012890-0000, 012892-0000 and 012900-0510), as more particularly
8 described in **Exhibit 1**, dated April 13, 2021, and graphically depicted
9 in **Exhibit 2**, both of which are attached hereto and incorporated
10 herein by this reference (the "Subject Property").

11 **Section 2. Owner and Applicant Description.** The Subject
12 Property is owned by Green Valley Land, LLC. The applicant is Thomas
13 Ingram, Esq., 233 East Bay Street, Suite 1113, Jacksonville, Florida
14 32202; (904) 612-9179.

15 **Section 3. Property Rezoned.** The Subject Property,
16 pursuant to adopted companion Small-Scale Amendment L-5701-22C, is
17 hereby rezoned and reclassified from Planned Unit Development (PUD)
18 District (2021-230-E) and Residential Rural-Acre (RR-Acre) District
19 to Planned Unit Development (PUD) District. This new PUD district
20 shall generally permit single-family residential uses and is
21 described, shown and subject to the following documents, attached
22 hereto:

23 **Exhibit 1** - Legal Description dated April 13, 2021.

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

25 **Revised Exhibit 3** - Revised Written Description dated September 22,
26 2022.

27 **Exhibit 4** - Site Plan dated July 27, 2022.

28 **Section 4. Rezoning Approved Subject to Conditions.** This
29 rezoning is approved subject to the following conditions. Such

1 conditions control over the Written Description and the Site Plan and
2 may only be amended through a rezoning:

3 (1) A traffic study shall be provided at Civil Site Plan Review
4 unless the Chief of the Traffic Engineering Division determines one
5 will not be required. Prior to commencement of the traffic study,
6 if applicable, the traffic professional shall conduct a methodology
7 meeting to determine the limits of the study. The methodology meeting
8 shall include the Chief of the Traffic Engineering Division, the
9 Chief of the Transportation Division, and the traffic reviewer from
10 Development Services.

11 (2) The proposed street typical cross-section for the
12 development shall match that found in City Standard Details for City
13 of Jacksonville, Plate P-127, or as otherwise approved by the Planning
14 and Development Department.

15 (3) The minimum centerline radius for all roadway curves shall
16 be 80 feet, or as otherwise approved by the Planning and Development
17 Department.

18 **Section 5. Contingency.** This rezoning shall not become
19 effective until thirty-one (31) days after adoption of the companion
20 Small-Scale Amendment unless challenged by the state land planning
21 agency; and further provided that if the companion Small-Scale
22 Amendment is challenged by the state land planning agency, this
23 rezoning shall not become effective until the state land planning
24 agency or the Administration Commission issues a final order
25 determining the companion Small-Scale Amendment is in compliance with
26 Chapter 163, *Florida Statutes*.

27 **Section 6. Disclaimer.** The rezoning granted herein
28 shall not be construed as an exemption from any other applicable
29 local, state, or federal laws, regulations, requirements, permits or
30 approvals. All other applicable local, state or federal permits or

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

9 **Section 7. Effective Date.** The enactment of this Ordinance
10 shall be deemed to constitute a quasi-judicial action of the City
11 Council and shall become effective upon signature by the Council
12 President and the Council Secretary.

13
14 Form Approved:

15
16 /s/ Mary E. Staffopoulos

17 Office of General Counsel

18 Legislation Prepared By: Erin Abney

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