

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2023-856

AN ORDINANCE REZONING APPROXIMATELY 1.39± ACRES
LOCATED IN COUNCIL DISTRICT 8 AT 0 BRADLEY COVE
ROAD AND 0 LADY LAKE ROAD, BETWEEN LADY LAKE
ROAD AND DUVAL STATION ROAD (R.E. NOS.
106606-0000 AND 106606-5037), AS DESCRIBED
HEREIN, OWNED BY RBSSSS, LLC, FROM PLANNED UNIT
DEVELOPMENT (PUD) DISTRICT (2008-514-E AND
2015-49-E) TO PLANNED UNIT DEVELOPMENT (PUD)
DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
ZONING CODE, TO PERMIT COMMERCIAL USES, AS
DESCRIBED IN THE NORTHCREEK COMMERCIAL OUTPARCEL
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, RBSSSS, LLC, the owner of approximately 1.39± acres,
located in Council District 8 at 0 Bradley Cove Road and 0 Lady Lake
Road, between Lady Lake Road and Duval Station Road (R.E. Nos.
106606-0000 and 106606-5037), as more particularly described in
Exhibit 1, dated August 31, 2023, and graphically depicted in **Exhibit**
2, both of which are attached hereto (the "Subject Property"), has
applied for a rezoning and reclassification of the Subject Property
from Planned Unit Development (PUD) District (2008-514-E and
2015-49-E) to Planned Unit Development (PUD) District, as described
in Section 1 below; and

WHEREAS, the Planning Commission has considered the

1 application and has rendered an advisory opinion; and

2 **WHEREAS,** the Land Use and Zoning Committee, after due notice
3 and public hearing, has made its recommendation to the Council; and

4 **WHEREAS,** the Council finds that such rezoning is: (1)
5 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
6 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
7 not in conflict with any portion of the City's land use regulations;
8 and

9 **WHEREAS,** the Council finds the proposed rezoning does not
10 adversely affect the orderly development of the City as embodied in
11 the Zoning Code; will not adversely affect the health and safety of
12 residents in the area; will not be detrimental to the natural
13 environment or to the use or development of the adjacent properties
14 in the general neighborhood; and will accomplish the objectives and
15 meet the standards of Section 656.340 (Planned Unit Development) of
16 the Zoning Code; now therefore

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

18 **Section 1. Property Rezoned.** The Subject Property is
19 hereby rezoned and reclassified from Planned Unit Development (PUD)
20 District (2008-514-E and 2015-49-E) to Planned Unit Development (PUD)
21 District. This new PUD district shall generally permit commercial
22 uses, and is described, shown and subject to the following documents,
23 attached hereto:

24 **Exhibit 1** - Legal Description dated August 31, 2023.

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

26 **Exhibit 3** - Written Description dated December 1, 2023.

27 **Exhibit 4** - Site Plan dated November 10, 2023.

28 **Section 2. Owner and Applicant Description.** The Subject
29 Property is owned by RBSSSS, LLC, and is legally described in **Exhibit**
30 **1**, attached hereto. The applicant is Thomas Ingram, Esq., 233 E. Bay
31 Street, Suite 1113, Jacksonville, Florida 32202; (904) 612-9179.

1 **Section 3. Disclaimer.** The rezoning granted herein
2 shall not be construed as an exemption from any other applicable
3 local, state, or federal laws, regulations, requirements, permits or
4 approvals. All other applicable local, state or federal permits or
5 approvals shall be obtained before commencement of the development
6 or use, and issuance of this rezoning is based upon acknowledgement,
7 representation and confirmation made by the applicant(s), owner(s),
8 developer(s) and/or any authorized agent(s) or designee(s) that the
9 subject business, development and/or use will be operated in strict
10 compliance with all laws. Issuance of this rezoning does not approve,
11 promote or condone any practice or act that is prohibited or
12 restricted by any federal, state or local laws.

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

17
18 Form Approved:

19
20 /s/ Mary E. Staffopoulos

21 Office of General Counsel

22 Legislation Prepared By: Caroline Fulton

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