

1 Introduced and amended by the Land Use and Zoning Committee:

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3  
4 **ORDINANCE 2024-62-E**

5 AN ORDINANCE REZONING APPROXIMATELY 6.35± ACRES  
6 LOCATED IN COUNCIL DISTRICT 11 AT 7910 BAYMEADOWS  
7 WAY AND 7954 BAYMEADOWS WAY, BETWEEN BAYMEADOWS  
8 ROAD AND BAYCENTER ROAD (R.E. NOS. 152612-0190  
9 AND 152612-0700), AS DESCRIBED HEREIN, OWNED BY  
10 BAY MEADOWS RE LLC, FROM INDUSTRIAL BUSINESS PARK  
11 (IBP) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)  
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
13 ZONING CODE, TO PERMIT COMMERCIAL AND OFFICE  
14 USES, AS DESCRIBED IN THE BAYMEADOWS WAY BUSINESS  
15 CENTER PUD; PUD SUBJECT TO CONDITION; PROVIDING  
16 A DISCLAIMER THAT THE REZONING GRANTED HEREIN  
17 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
18 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
19 DATE.

20  
21 **WHEREAS,** Bay Meadows RE LLC, the owner of approximately 6.35±  
22 acres located in Council District 11 at 7910 Baymeadows Way and 7954  
23 Baymeadows Way, between Baymeadows Road and Baycenter Road (R.E. Nos.  
24 152612-0190 and 152612-0700), as more particularly described in  
25 **Exhibit 1**, dated September 8, 2023, and graphically depicted in  
26 **Exhibit 2**, both of which are attached hereto (the "Subject Property"),  
27 has applied for a rezoning and reclassification of the Subject  
28 Property from Industrial Business Park (IBP) District to Planned Unit  
29 Development (PUD) District, as described in Section 1 below; and

30 **WHEREAS,** the Planning Commission, acting as the local planning  
31 agency, has reviewed the application and made an advisory

1 recommendation to the Council; 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 Industrial Business Park (IBP)  
20 District to Planned Unit Development (PUD) District. This new PUD  
21 district shall generally permit commercial and office uses, and is  
22 described, shown and subject to the following documents, attached  
23 hereto:

24       **Exhibit 1** - Legal Description dated September 8, 2023.

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

26       **Exhibit 3** - Written Description dated January 16, 2024.

27       **Exhibit 4** - Site Plan dated September 7, 2023.

28       **Section 2. Rezoning Approved Subject to Condition.** This  
29 rezoning is approved subject to the following condition. Such  
30 condition controls over the Written Description and the Site Plan and  
31 may only be amended through a rezoning:

1 (1) All interior roadway and access drives shall remain  
2 private, be maintained by the owner(s), and never dedicated to the  
3 City of Jacksonville.

4 **Section 3. Owner and Description.** The Subject Property is  
5 owned by Bay Meadows RE LLC and is legally described in **Exhibit 1**,  
6 attached hereto. The applicant is Hayden Phillips, Esq., 1301  
7 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207; (904)  
8 346-5535.

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

21 **Section 5. Effective Date.** The enactment of this Ordinance  
22 shall be deemed to constitute a quasi-judicial action of the City  
23 Council and shall become effective upon signature by the Council  
24 President and Council Secretary.

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26 Form Approved:

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28 \_\_\_\_\_ /s/ Mary E. Staffopoulos

29 Office of General Counsel

30 Legislation Prepared By: Connor Corrigan