

Introduced by the Land Use and Zoning Committee:

**ORDINANCE 2024-307**

AN ORDINANCE REZONING APPROXIMATELY 2.10± ACRES,  
LOCATED IN COUNCIL DISTRICT 1 AT 226 JACKSON  
ROAD, BETWEEN INTERSTATE-295 NORTH AND LEE ROAD  
(R.E. NO. 162942-0000), AS DESCRIBED HEREIN,  
OWNED BY 226 JACKSON RD LLC, FROM RESIDENTIAL  
MEDIUM DENSITY-A (RMD-A) DISTRICT TO PLANNED  
UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
COMMERCIAL USES, INCLUDING OUTSIDE PARKING AND  
STORAGE OF VEHICLES, AS DESCRIBED IN THE JACKSON  
ROAD OFFICE PUD, PURSUANT TO FUTURE LAND USE MAP  
SERIES (FLUMS) SMALL-SCALE AMENDMENT  
APPLICATION NUMBER L-5902-24C; 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 *2045 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  
companion application L-5902-24C; and

**WHEREAS,** in order to ensure consistency of zoning district  
with the *2045 Comprehensive Plan* and the adopted companion Small-Scale  
Amendment L-5902-24C, an application to rezone and reclassify from  
Residential Medium Density-A (RMD-A) District to Planned Unit

1 Development (PUD) District was filed by Zach Miller, Esq., on behalf  
2 of the owner of approximately 2.10± acres of certain real property  
3 in Council District 1, as more particularly described in Section 1;  
4 and

5 **WHEREAS,** the Planning and Development Department, in order to  
6 ensure consistency of this zoning district with the *2045 Comprehensive*  
7 *Plan*, has considered the rezoning and has rendered an advisory  
8 opinion; and

9 **WHEREAS,** the Planning Commission has considered the  
10 application and has rendered an advisory opinion; and

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

13 **WHEREAS,** the City Council, after due notice, held a public  
14 hearing, and taking into consideration the above recommendations as  
15 well as all oral and written comments received during the public  
16 hearings, the Council finds that such rezoning is consistent with the  
17 *2045 Comprehensive Plan* adopted under the comprehensive planning  
18 ordinance for future development of the City of Jacksonville; and

19 **WHEREAS,** the Council finds that the proposed PUD does not affect  
20 adversely the orderly development of the City as embodied in the  
21 *Zoning Code*; will not affect adversely the health and safety of  
22 residents in the area; will not be detrimental to the natural  
23 environment or to the use or development of the adjacent properties  
24 in the general neighborhood; and the proposed PUD will accomplish the  
25 objectives and meet the standards of Section 656.340 (Planned Unit  
26 Development) of the *Zoning Code* of the City of Jacksonville; now  
27 therefore

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

29 **Section 1. Subject Property Location and Description.** The  
30 approximately 2.10± acres are located in Council District 1 at 226  
31 Jackson Road, between Interstate-295 North and Lee Road (R.E. No.

1 162942-0000), as more particularly described in **Exhibit 1**, dated  
2 November 21, 2023, and graphically depicted in **Exhibit 2**, both of  
3 which are attached hereto and incorporated herein by this reference  
4 (the "Subject Property").

5 **Section 2. Owner and Applicant Description.** The Subject  
6 Property is owned by 226 Jackson Rd LLC. The applicant is Zach  
7 Miller, Esq., 3203 Old Barn Court, Ponte Vedra Beach, Florida 32082;  
8 (904) 651-8958.

9 **Section 3. Property Rezoned.** The Subject Property,  
10 pursuant to adopted companion Small-Scale Amendment Application  
11 L-5902-24C, is hereby rezoned and reclassified from Medium Density  
12 Residential-A (RMD-A) District to Planned Unit Development (PUD)  
13 District. This new PUD district shall generally permit commercial  
14 uses, including the outside parking and storage of vehicles, and is  
15 described, shown and subject to the following documents, attached  
16 hereto:

17 **Exhibit 1** - Legal Description dated November 21, 2023.

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

19 **Exhibit 3** - Written Description dated November 21, 2023.

20 **Exhibit 4** - Site Plan dated December 26, 2023.

21 **Section 4. Contingency.** This rezoning shall not become  
22 effective until thirty-one (31) days after adoption of the companion  
23 Small-Scale Amendment; and further provided that if the companion  
24 Small-Scale Amendment is challenged by the state land planning agency,  
25 this rezoning shall not become effective until the state land planning  
26 agency or the Administration Commission issues a final order  
27 determining the companion Small-Scale Amendment is in compliance with  
28 Chapter 163, *Florida Statutes*.

29 **Section 5. 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

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

10 **Section 6. Effective Date.** The enactment of this Ordinance  
11 shall be deemed to constitute a quasi-judicial action of the City  
12 Council and shall become effective upon signature by the Council  
13 President and the Council Secretary.

14  
15 Form Approved:

16  
17 /s/ Mary E. Staffopoulos

18 Office of General Counsel

19 Legislation Prepared By: Caroline Fulton

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