

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2024-415**

5 AN ORDINANCE REZONING APPROXIMATELY 0.17± ACRES
6 LOCATED IN COUNCIL DISTRICT 11 ON VALLEY RIDGE
7 BOULEVARD, BETWEEN STONEMASON WAY AND JOELLYN
8 COURT (A PORTION OF R.E. NO. 168149-9900), AS
9 DESCRIBED HEREIN, OWNED BY SONOC COMPANY, LLC,
10 FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT
11 (2015-282-E) TO PLANNED UNIT DEVELOPMENT (PUD)
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
13 ZONING CODE, TO PERMIT A CONVENTIONAL WIRELESS
14 TOWER, AS DESCRIBED IN THE COASTAL RIDGE PUD;
15 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
16 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
17 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
18 EFFECTIVE DATE.
19

20 **WHEREAS**, Sonoc Company, LLC, the owner of approximately 0.17±
21 acres located in Council District 11 on Valley Ridge Boulevard,
22 between Stonemason Way and Joellyn Court (a portion of R.E. No.
23 168149-9900), as more particularly described in **Exhibit 1**, dated
24 August 28, 2023, and graphically depicted in **Exhibit 2**, both of which
25 are attached hereto (the "Subject Property"), has applied for a
26 rezoning and reclassification of the Subject Property from Planned
27 Unit Development (PUD) District (2015-282-E) to Planned Unit
28 Development (PUD) District, as described in Section 1 below; and

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

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

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

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

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

17 **Section 1. Property Rezoned.** The Subject Property is
18 hereby rezoned and reclassified from Planned Unit Development (PUD)
19 District (2015-282-E) to Planned Unit Development (PUD) District.
20 This new PUD district shall generally permit a conventional wireless
21 tower, and is described, shown and subject to the following documents,
22 attached hereto:

23 **Exhibit 1** - Legal Description dated August 28, 2023.

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

25 **Exhibit 3** - Written Description dated February 15, 2024.

26 **Exhibit 4** - Site Plan dated June 23, 2023.

27 **Section 2. Owner and Description.** The Subject Property is
28 owned by Sonoc Company, LLC, and is legally described in **Exhibit 1**,
29 attached hereto. The applicant is Steve Diebenow, Esq., One
30 Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)
31 301-1269.

1 **Section 3. Disclaimer.** The rezoning granted herein shall
2 **not** be construed as an exemption from any other applicable local,
3 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), owners(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 Council Secretary.

17
18 Form Approved:

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20 _____
 /s/ Dylan Reingold

21 Office of General Counsel

22 Legislation Prepared By: Bruce Lewis

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