

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2019-637**

5 AN ORDINANCE REZONING APPROXIMATELY 32.43±
6 ACRES, LOCATED IN COUNCIL DISTRICT 14 ON THE
7 NORTH AND SOUTH SIDES OF PONDUE LANE, BETWEEN
8 PARTRIDGE WAY AND INTERSTATE 295 WEST, AS
9 DESCRIBED HEREIN, OWNED BY GULFSTREAM
10 JACKSONVILLE, LLC, FROM RESIDENTIAL MEDIUM
11 DENSITY-A (RMD-A) AND RESIDENTIAL MEDIUM
12 DENSITY-C (RMD-C) DISTRICTS TO PLANNED UNIT
13 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
14 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
15 MULTI-FAMILY RESIDENTIAL USES, AS DESCRIBED IN
16 THE GULFSTREAM TOWNHOMES/APARTMENTS PUD;
17 PROVIDING A DISCLAIMER THAT THE REZONING
18 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
19 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
20 PROVIDING AN EFFECTIVE DATE.
21

22 **WHEREAS,** Gulfstream Jacksonville, LLC, the owner of
23 approximately 32.43± acres, located in Council District 14 on the
24 north and south sides of Pondue Lane, between Partridge Way and
25 Interstate 295 West, as more particularly described in the **Legal**
26 **Description** dated July 19, 2019, and graphically depicted in the
27 **Subject Property Map**, both of which are **On File** with the City
28 Council Legislative Services Division (Subject Property), has
29 applied for a rezoning and reclassification of that property from
30 Residential Medium Density-A (RMD-A) and Residential Medium
31 Density-C (RMD-C) Districts to Planned Unit Development (PUD)

1 District, as described in Section 1 below; and

2 **WHEREAS,** the Planning Commission has considered the
3 application and has rendered an advisory opinion; and

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

6 **WHEREAS,** the Council finds that such rezoning is: (1)
7 consistent with the *2030 Comprehensive Plan*; (2) furthers the
8 goals, objectives and policies of the *2030 Comprehensive Plan*; and
9 (3) is not in conflict with any portion of the City's land use
10 regulations; and

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

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

20 **Section 1. Property Rezoned.** The Subject Property is
21 hereby rezoned and reclassified from Residential Medium Density-A
22 (RMD-A) and Residential Medium Density-C (RMD-C) Districts to
23 Planned Unit Development (PUD) District. This new PUD district
24 shall generally permit multi-family residential uses, and is
25 described, shown and subject to the following documents:

26 **On File** - Legal Description dated July 19, 2019.

27 **On File** - Subject Property per P&DD.

28 **On File** - Written Description dated July 19, 2019.

29 **On File** - Site Plan dated February 26, 2019.

30 **Section 2. Owner and Description.** The Subject Property
31 is owned by Gulfstream Jacksonville, LLC, and is described in the

1 **Legal Description On File.** The agent is Robert McLaughlin, 900
2 Gulf Boulevard, #303, Indian Rocks Beach, Florida 33785; (727) 595-
3 7634.

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

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

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22 Form Approved:

23
24 /s/ Shannon K. Eller

25 Office of General Counsel

26 Legislation Prepared By: Bruce Lewis

27 GC-#1302566-v1-Gulfstream_Townhomes_Apts_Z-2398