

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-306-E**

5 AN ORDINANCE REZONING APPROXIMATELY 9.81±
6 ACRES, LOCATED IN COUNCIL DISTRICT 11 AT 0
7 POINT MEADOWS DRIVE, BETWEEN BAYMEADOWS ROAD
8 AND TWIN LAKES MIDDLE AC (R.E. NO. 167746-
9 0104), AS DESCRIBED HEREIN, OWNED BY DER
10 INVESTMENTS, LLC, FROM PLANNED UNIT
11 DEVELOPMENT (PUD) DISTRICT (2006-280-E AND
12 2011-755-E) TO PLANNED UNIT DEVELOPMENT (PUD)
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
14 ZONING CODE, TO PERMIT COMMERCIAL, RESIDENTIAL
15 AND OFFICE USES, AS DESCRIBED IN THE POINT
16 MEADOWS PHASE II PUD; PROVIDING A DISCLAIMER
17 THAT THE REZONING GRANTED HEREIN SHALL NOT BE
18 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
19 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
20

21 **WHEREAS**, DER Investments, LLC, the owner of approximately
22 9.81± acres, located in Council District 11 at 0 Point Meadows
23 Drive, between Baymeadows Road and Twin Lakes Middle AC (R.E. No.
24 167746-0104), as more particularly described in **Exhibit 1**, dated
25 March 30, 2020, and graphically depicted in **Exhibit 2**, both of
26 which are **attached hereto** (Subject Property), has applied for a
27 rezoning and reclassification of that property from Planned Unit
28 Development (PUD) District (2006-280-E and 2011-755-E) to Planned
29 Unit Development (PUD) District, as described in Section 1 below;
30 and

31 **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 *2030 Comprehensive Plan*; (2) furthers the
6 goals, objectives and policies of the *2030 Comprehensive Plan*; and
7 (3) is not in conflict with any portion of the City's land use
8 regulations; 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 (2006-280-E and 2011-755-E) to Planned Unit Development
21 (PUD) District. This new PUD district shall generally permit
22 commercial, residential and office uses, and is described, shown
23 and subject to the following documents, **attached hereto**:

24 **Exhibit 1** - Legal Description dated March 30, 2020.

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

26 **Exhibit 3** - Written Description dated January 31, 2020.

27 **Revised Exhibit 4** - Revised Site Plan dated August 14, 2020.

28 **Section 2. Owner and Description.** The Subject Property
29 is owned by DER Investments, LLC, and is legally described in
30 **Exhibit 1, attached hereto**. The agent is David E. Touring, 4206
31 Tradewinds Drive, Jacksonville, Florida 32250; (904) 614-3302.

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

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

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19 Form Approved:

20
21 /s/ Shannon K. Eller

22 Office of General Counsel

23 Legislation Prepared By: Erin Abney

24 GC-#1384569-v1-2020-306-E