

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-545**

5 AN ORDINANCE REZONING APPROXIMATELY 189.05±
6 ACRES IN COUNCIL DISTRICT 3 AT 0 W.M. DAVIS
7 PARKWAY AND 0 SAN PABLO ROAD, BETWEEN BEACH
8 BOULEVARD AND J. TURNER BUTLER BOULEVARD (R.E.
9 NOS. 167452-6010 (PORTION) AND 167736-0020)
10 OWNED BY ESTUARY, LLC, AS DESCRIBED HEREIN,
11 FROM RESIDENTIAL RURAL-ACRE (RR-ACRE) AND
12 RESIDENTIAL MEDIUM DENSITY-A (RMD-A) DISTRICTS
13 TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
14 DEFINED AND CLASSIFIED UNDER THE ZONING CODE,
15 TO PERMIT COMMERCIAL, OFFICE, SINGLE FAMILY
16 RESIDENTIAL AND MULTI-FAMILY RESIDENTIAL USES,
17 AS DESCRIBED IN THE POINTE AT WILLIAM DAVIS
18 PARKWAY PUD, PURSUANT TO FUTURE LAND USE MAP
19 SERIES (FLUMS) LARGE-SCALE AMENDMENT
20 APPLICATION L-5380-19A; PROVIDING A DISCLAIMER
21 THAT THE REZONING GRANTED HEREIN SHALL NOT BE
22 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
23 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

24
25 **WHEREAS,** the City of Jacksonville adopted a Large-Scale
26 Amendment to the *2030 Comprehensive Plan* for the purpose of
27 revising portions of the Future Land Use Map series (FLUMs) in
28 order to ensure the accuracy and internal consistency of the plan,
29 pursuant to application L-5380-19A and companion land use Ordinance
30 2020-544; and

31 **WHEREAS,** in order to ensure consistency of zoning district

1 with the *2030 Comprehensive Plan* and the adopted companion Large-
2 Scale Amendment L-5380-19A, an application to rezone and reclassify
3 from Residential Rural-Acre (RR-Acre) and Residential Medium
4 Density-A (RMD-A) Districts to Planned Unit Development (PUD)
5 District was filed by Paul M. Harden, Esq., on behalf of Estuary,
6 LLC, the owner of approximately 189.05± acres of certain real
7 property in Council District 3, as more particularly described in
8 Section 1; and

9 **WHEREAS**, the Planning and Development Department, in order to
10 ensure consistency of this zoning district with the *2030*
11 *Comprehensive Plan*, has considered the rezoning and has rendered an
12 advisory opinion; and

13 **WHEREAS**, the Planning Commission has considered the
14 application and has rendered an advisory opinion; and

15 **WHEREAS**, the Land Use and Zoning (LUZ) Committee after due
16 notice held a public hearing and made its recommendation to the
17 Council; and

18 **WHEREAS**, the City Council after due notice held a public
19 hearing, taking into consideration the above recommendations as
20 well as all oral and written comments received during the public
21 hearings, the Council finds that such rezoning is consistent with
22 the *2030 Comprehensive Plan* adopted under the comprehensive
23 planning ordinance for future development of the City of
24 Jacksonville; and

25 **WHEREAS**, the Council finds that the proposed PUD does not
26 affect adversely the orderly development of the City as embodied in
27 the *Zoning Code*; will not affect adversely the health and safety of
28 residents in the area; will not be detrimental to the natural
29 environment or to the use or development of the adjacent properties
30 in the general neighborhood; and the proposed PUD will accomplish
31 the objectives and meet the standards of Section 656.340 (Planned

1 Unit Development) of the *Zoning Code* of the City of Jacksonville;
2 now, therefore

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

4 **Section 1. Subject Property Location and Description.** The
5 approximately 189.05± acres (R.E. Nos. 167452-6010 (portion) and
6 167736-0020) are in Council District 3 at 0 W.M. Davis Parkway and
7 0 San Pablo Road, between Beach Boulevard and J. Turner Butler
8 Boulevard, as more particularly described in **Exhibit 1**, dated June
9 10, 2019, **attached hereto** and incorporated herein by this reference
10 (Subject Property).

11 **Section 2. Owner and Applicant Description.** The subject
12 property is owned by Estuary, LLC. The applicant is Paul M.
13 Harden, Esq., 501 Riverside Avenue, Suite 901, Jacksonville,
14 Florida 32202; (904) 396-5731.

15 **Section 3. Property Rezoned.** The Subject Property,
16 pursuant to adopted companion Large-Scale Amendment L-5380-19A, is
17 hereby rezoned and reclassified from Residential Rural-Acre (RR-
18 Acre) and Residential Medium Density-A (RMD-A) Districts to Planned
19 Unit Development (PUD) District. This new PUD district shall
20 generally permit commercial, office, single family residential and
21 multi-family residential uses, and is described, shown and subject
22 to the following documents, **attached hereto**:

23 **Exhibit 1** - Legal Description dated June 10, 2019.

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

25 **Exhibit 3** - Written Description dated August 25, 2020.

26 **Exhibit 4** - Site Plan dated August 25, 2020.

27 **Section 4. Contingency.** This rezoning shall not become
28 effective until 31 days after adoption of the companion Large-Scale
29 Amendment unless challenged by the state land planning agency; and
30 further provided that if the companion Large-Scale Amendment is
31 challenged by the state land planning agency, this rezoning shall

