

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2020-474-E**

5 AN ORDINANCE REZONING APPROXIMATELY 8.98± ACRES  
6 LOCATED IN COUNCIL DISTRICT 6 AT 0 SAN JOSE  
7 BOULEVARD, 12375 SAN JOSE BOULEVARD, 12387 SAN  
8 JOSE BOULEVARD, AND 12421 SAN JOSE BOULEVARD,  
9 BETWEEN PADDLE CREEK DRIVE AND JULINGTON CREEK  
10 ROAD, OWNED BY CENTERSTATE BANK OF FLORIDA,  
11 N.A., ET AL., AS DESCRIBED HEREIN, FROM  
12 COMMERCIAL OFFICE (CO) DISTRICT AND PLANNED  
13 UNIT DEVELOPMENT (PUD) DISTRICT (2005-233-E) TO  
14 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
15 DEFINED AND CLASSIFIED UNDER THE ZONING CODE,  
16 TO PERMIT RESIDENTIAL AND OFFICE USES, AS  
17 DESCRIBED IN THE SAN JOSE AND MANDARIN MEADOWS  
18 PUD, PURSUANT TO FUTURE LAND USE MAP SERIES  
19 (FLUMS) SMALL-SCALE AMENDMENT APPLICATION  
20 NUMBER L-5450-20C; PROVIDING A DISCLAIMER THAT  
21 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 Small-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-5450-20C and companion land use Ordinance  
30 2020-473; and

1           **WHEREAS**, in order to ensure consistency of zoning district  
2 with the *2030 Comprehensive Plan* and the adopted companion Small-  
3 Scale Amendment L-5450-20C, an application to rezone and reclassify  
4 from Commercial Office (CO) District and Planned Unit Development  
5 (PUD) District (2005-233-E) to Planned Unit Development (PUD)  
6 District was filed by Paul M. Harden, Esq., on behalf of the owners  
7 of approximately 8.98± acres of certain real property in Council  
8 District 6, as more particularly described in 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, and 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 8.98± acres are located in Council District 6, at 0  
6 San Jose Boulevard, 12375 San Jose Boulevard, 12387 San Jose  
7 Boulevard, and 12421 San Jose Boulevard, between Paddle Creek Drive  
8 and Julington Creek Road, as more particularly described in **Exhibit**  
9 **1**, dated May 27, 2020, and graphically depicted in **Exhibit 2**, both  
10 of which are **attached hereto** and incorporated herein by this  
11 reference (Subject Property).

12 **Section 2. Owner and Applicant Description.** The Subject  
13 Property is owned by Centerstate Bank of Florida, N.A., et al. The  
14 applicant is Paul M. Harden, Esq., 501 Riverside Avenue, Suite 901,  
15 Jacksonville, Florida; (904) 396-5731.

16 **Section 3. Property Rezoned.** The Subject Property,  
17 pursuant to adopted companion Small-Scale Amendment L-5450-20C, is  
18 hereby rezoned and reclassified from Commercial Office (CO)  
19 District and Planned Unit Development (PUD) District (2005-233-E)  
20 to Planned Unit Development (PUD) District. This new PUD district  
21 shall generally permit residential and office uses, and is  
22 described, shown and subject to the following documents, **attached**  
23 **hereto:**

24 **Exhibit 1** - Legal Description dated May 27, 2020.

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

26 **Exhibit 3** - Written Description dated July 9, 2020.

27 **Exhibit 4** - Site Plan dated July 9, 2020.

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

1 challenged by the state land planning agency, this rezoning shall  
2 not become effective until the state land planning agency or the  
3 Administration Commission issues a final order determining the  
4 companion Small-Scale Amendment is in compliance with Chapter 163,  
5 *Florida Statutes*.

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

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

23  
24 Form Approved:

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26           /s/ Shannon K. Eller          

27 Office of General Counsel

28 Legislation Prepared By: Kaysie Cox

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