

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-518**

5 AN ORDINANCE REZONING APPROXIMATELY 42.55± ACRES
6 LOCATED IN COUNCIL DISTRICT 11 AT 0 J TURNER
7 BUTLER BOULEVARD, BETWEEN J TURNER BUTLER
8 BOULEVARD AND A.C. SKINNER PARKWAY (R.E. NOS.
9 154271-0100 AND 154377-0100 (PORTION OF)) OWNED
10 BY JACKSONVILLE TRANSPORTATION AUTHORITY, AS
11 DESCRIBED HEREIN, FROM COMMERCIAL OFFICE (CO)
12 DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
14 ZONING CODE, TO PERMIT MULTI-FAMILY RESIDENTIAL
15 USES, AS DESCRIBED IN THE JTC A.C. SKINNER
16 PARKWAY PUD, PURSUANT TO FUTURE LAND USE MAP
17 SERIES (FLUMS) LARGE-SCALE AMENDMENT
18 APPLICATION NUMBER L-5443-20A; PROVIDING A
19 DISCLAIMER THAT THE REZONING GRANTED HEREIN
20 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
21 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
22 DATE.

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24 **WHEREAS**, the City of Jacksonville adopted a Large-Scale land use
25 amendment to the *2030 Comprehensive Plan* for the purpose of revising
26 portions of the Future Land Use Map series (FLUMS) in order to ensure
27 the accuracy and internal consistency of the plan, pursuant to the
28 companion land use ordinance for application L-5443-20A; and

29 **WHEREAS**, in order to ensure consistency of zoning district with
30 the *2030 Comprehensive Plan* and the adopted companion Large-Scale
31 land use amendment L-5443-20A, an application to rezone and reclassify

1 from Commercial Office (CO) District to Planned Unit Development
2 (PUD) District was filed by Paul Harden, Esq., on behalf of
3 Jacksonville Transportation Authority, the owner of approximately
4 42.55± acres of certain real property in Council District 11, as more
5 particularly described in Section 1; and

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

10 **WHEREAS**, the Planning Commission has considered the application
11 and has rendered an advisory opinion; and

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

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

20 **WHEREAS**, the Council finds that the proposed PUD does not affect
21 adversely the orderly development of the City as embodied in the
22 *Zoning Code*; will not affect adversely the health and safety of
23 residents in the area; will not be detrimental to the natural
24 environment or to the use or development of the adjacent properties
25 in the general neighborhood; and the proposed PUD will accomplish the
26 objectives and meet the standards of Section 656.340 (Planned Unit
27 Development) of the *Zoning Code* of the City of Jacksonville; now,
28 therefore

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

30 **Section 1. Subject Property Location and Description.** The
31 approximately 42.55± acres (R.E. Nos. 154271-0100 and 154377-0100

1 (portion of)) are located in Council District 11 at 0 J Turner Butler
2 Boulevard, between J Turner Butler Boulevard and A.C. Skinner Parkway,
3 as more particularly described in **Exhibit 1**, dated April 3, 2020,
4 **attached hereto** and incorporated herein by this reference (the
5 "Subject Property").

6 **Section 2. Owner and Applicant Description.** The Subject
7 Property is owned by Jacksonville Transportation Authority. The
8 applicant is Paul Harden, Esq., 1431 Riverplace Boulevard, Suite 901,
9 Jacksonville, Florida 32207; (904) 904-396-5731.

10 **Section 3. Property Rezoned.** The Subject Property,
11 pursuant to adopted companion Large-Scale land use amendment
12 application L-5443-20A, is hereby rezoned and reclassified from
13 Commercial Office (CO) District to Planned Unit Development (PUD)
14 District. This new PUD district shall generally permit multi-family
15 residential uses, and is described, shown and subject to the following
16 documents, **attached hereto**:

17 **Exhibit 1** - Legal Description dated April 3, 2020.

18 **Exhibit 2** - Subject Property Map (prepared by P&DD).

19 **Exhibit 3** - Written Description dated July 21, 2021.

20 **Exhibit 4** - Site Plan dated March 8, 2021.

21 **Section 4. Contingency.** This rezoning shall not become
22 effective until 31 days after adoption of the companion Large-Scale
23 Amendment unless challenged by the state land planning agency; and
24 further provided that if the companion Large-Scale Amendment is
25 challenged by the state land planning agency, this rezoning shall not
26 become effective until the state land planning agency or the
27 Administration Commission issues a final order determining the
28 companion Large-Scale Amendment is in compliance with Chapter 163,
29 *Florida Statutes*.

30 **Section 5. Disclaimer.** The rezoning granted herein shall
31 **not** be construed as an exemption from any other applicable local,

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

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

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17 Form Approved:

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19 /s/ Mary E. Staffopoulos

20 Office of General Counsel

21 Legislation Prepared By: Kristen Reed

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