

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-747**

5 AN ORDINANCE REZONING APPROXIMATELY 13.56±
6 ACRES, LOCATED IN COUNCIL DISTRICT 12 AT 0 103RD
7 STREET, BETWEEN 103RD STREET AND SAMARITAN WAY
8 (R.E. NOS. 012916-0000 AND 012916-0010), AS
9 DESCRIBED HEREIN, OWNED BY SEGOVIA VENTURES,
10 L.L.C. AND PAM, L.L.C. (SUCCESSOR BY MERGER WITH
11 PEN VENTURES, L.L.C.), FROM COMMERCIAL
12 COMMUNITY/GENERAL-1 (CCG-1) DISTRICT TO PLANNED
13 UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
14 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
15 RESIDENTIAL AND COMMERCIAL USES, AS DESCRIBED IN
16 THE SAMARITAN PUD; PROVIDING A DISCLAIMER THAT
17 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**, Segovia Ventures, L.L.C. and PAM, L.L.C. (successor by
22 merger with PEN Ventures, L.L.C.), the owners of approximately 13.56±
23 acres, located in Council District 12 at 0 103rd Street, between 103rd
24 Street and Samaritan Way (R.E. Nos. 012916-0000 and 012916-0010), as
25 more particularly described in **Exhibit 1**, dated July 12, 2021, and
26 graphically depicted in **Exhibit 2**, both of which are **attached hereto**
27 (the "Subject Property"), have applied for a rezoning and
28 reclassification of that property from Commercial Community/General-
29 1 (CCG-1) District to Planned Unit Development (PUD) District, as
30 described in Section 1 below; and

31 **WHEREAS**, the Planning Commission has considered the application

1 and has rendered an advisory opinion; and

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

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

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

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

17 **Section 1. Property Rezoned.** The Subject Property is
18 hereby rezoned and reclassified from Commercial Community/General-1
19 (CCG-1) District to Planned Unit Development (PUD) District. This new
20 PUD district shall generally permit residential and commercial uses,
21 and is described, shown and subject to the following documents,
22 **attached hereto:**

23 **Exhibit 1** - Legal Description dated July 12, 2021.

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

25 **Exhibit 3** - Written Description dated July 22, 2021.

26 **Exhibit 4** - Site Plan dated July 16, 2021.

27 **Section 2. Owner and Description.** The Subject Property
28 is owned by Segovia Ventures, L.L.C. and PAM, L.L.C. (successor by
29 merger with PEN Ventures, L.L.C.), and is legally described in **Exhibit**
30 **1, attached hereto.** The applicant is Paul Harden, Esq., 1431
31 Riverplace Boulevard, Suite 901, Jacksonville, Florida 32207; (904)

1 396-5731.

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

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

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19 Form Approved:

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21 _____ /s/ Mary E. Staffopoulos

22 Office of General Counsel

23 Legislation Prepared By: Arimus Wells

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