

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-70**

5 AN ORDINANCE REZONING APPROXIMATELY 16.10±
6 ACRES, LOCATED IN COUNCIL DISTRICT 8 AT 0 CLARK
7 ROAD, 435 CLARK ROAD, 467 CLARK ROAD AND 0
8 INTERSTATE CENTER DRIVE, BETWEEN CLARK ROAD AND
9 INTERSTATE CENTER DRIVE (R.E. NOS. 020694-0000,
10 020673-0100, 020690-0400 AND 020690-0600) AS
11 DESCRIBED HEREIN, OWNED BY 435 CLARK ROAD
12 HOLDINGS, LLC, FROM PLANNED UNIT DEVELOPMENT
13 (PUD) DISTRICT (2003-1420-E) TO PLANNED UNIT
14 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
15 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
16 MIXED USE DEVELOPMENT, AS DESCRIBED IN THE CLARK
17 ROAD/INTERSTATE CENTER DRIVE PUD; PROVIDING A
18 DISCLAIMER THAT THE REZONING GRANTED HEREIN
19 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
20 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
21 DATE.

22
23 **WHEREAS,** 435 Clark Road Holdings, LLC, the owner of
24 approximately 16.10± acres, located in Council District 8 at 0 Clark
25 Road, 435 Clark Road, 467 Clark Road and 0 Interstate Center Drive,
26 between Clark Drive and Interstate Center Drive (R.E. Nos. 020694-
27 0000, 020673-0100, 020690-0400 and 020690-0600), as more particularly
28 described in **Exhibit 1**, dated December 2, 2020, and graphically
29 depicted in **Exhibit 2**, both of which are **attached hereto** (Subject
30 Property), has applied for a rezoning and reclassification of that
31 property from Planned Unit Development (PUD) District (2003-1420-E)

1 to Planned Unit Development (PUD) District, as described in Section
2 1 below; and

3 **WHEREAS**, the Planning Commission has considered the application
4 and has rendered an advisory opinion; and

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

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

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

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

20 **Section 1. Property Rezoned.** The Subject Property is
21 hereby rezoned and reclassified from Planned Unit Development (PUD)
22 District (2003-1420-E) to Planned Unit Development (PUD) District.
23 This new PUD district shall generally permit mixed use development,
24 and is described, shown and subject to the following documents,
25 **attached hereto:**

26 **Exhibit 1** - Legal Description dated December 2, 2020.

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

28 **Exhibit 3** - Written Description dated January 11, 2021.

29 **Exhibit 4** - Site Plan dated November 23, 2020.

30 **Section 2. Owner and Description.** The Subject Property
31 is owned by 435 Clark Road Holdings, LLC, and is legally described

1 in **Exhibit 1, attached hereto.** The applicant is Janis Fleet, 11557
2 Hidden Harbor Way, Jacksonville, Florida 32223; (904) 666-7038.

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

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

19
20 Form Approved:

21
22 /s/ Shannon K. Eller

23 Office of General Counsel

24 Legislation Prepared By: Bruce Lewis

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