

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2022-347**

5 AN ORDINANCE REZONING APPROXIMATELY 0.72± ACRES  
6 LOCATED IN COUNCIL DISTRICT 11 AT 9421 BAYMEADOWS  
7 ROAD, BETWEEN BAYMEADOWS CIRCLE EAST AND PASEO  
8 DRIVE EAST (R.E. NO. 148521-0025), OWNED BY  
9 REGIONS BANK, AS SUCCESSOR BY MULTIPLE MERGERS  
10 TO AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION  
11 OF DUVAL COUNTY, FLORIDA, AS DESCRIBED HEREIN,  
12 FROM COMMERCIAL, RESIDENTIAL AND OFFICE (CRO)  
13 DISTRICT TO COMMERCIAL COMMUNITY/GENERAL-1 (CCG-  
14 1) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
15 ZONING CODE, PURSUANT TO FUTURE LAND USE MAP  
16 SERIES (FLUMS) SMALL-SCALE AMENDMENT APPLICATION  
17 NUMBER L-5700-22C; PROVIDING A DISCLAIMER THAT  
18 THE REZONING GRANTED HEREIN SHALL NOT BE  
19 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
20 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
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22 **WHEREAS**, the City of Jacksonville adopted a Small-Scale  
23 Amendment to the *2030 Comprehensive Plan* for the purpose of revising  
24 portions of the Future Land Use Map series (FLUMs) in order to ensure  
25 the accuracy and internal consistency of the plan, pursuant to  
26 companion application L-5700-22C; and

27 **WHEREAS**, in order to ensure consistency of zoning district with  
28 the *2030 Comprehensive Plan* and the adopted companion Small-Scale  
29 Amendment L-5700-22C, an application to rezone and reclassify from  
30 Commercial, Residential and Office (CRO) District to Commercial  
31 Community/General-1 (CCG-1) District was filed by Jason Gabriel, Esq,

1 on behalf of the owner of approximately 0.72± acres of certain real  
2 property in Council District 11, as more particularly described in  
3 Section 1; and

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

8 **WHEREAS**, the Planning Commission has considered the application  
9 and has rendered an advisory opinion; and

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

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

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

21 **Section 1. Subject Property Location and Description.** The  
22 approximately 0.72± acres are located in Council District 11 at 9421  
23 Baymeadows Road, between Baymeadows Circle East and Paseo Drive East  
24 (R.E. No. 148521-0025), as more particularly described in **Exhibit 1**,  
25 dated April 4, 2022, and graphically depicted in **Exhibit 2**, both of  
26 which are **attached hereto** and incorporated herein by this reference  
27 (the "Subject Property").

28 **Section 2. Owner and Applicant Description.** The Subject  
29 Property is owned by Regions Bank, as successor by merger to AmSouth  
30 Bank (formerly known as AmSouth Bank of Florida), who in turn is  
31 successor by merger to FloridaBank, a Federal Savings Bank,

1 formerly known as American Federal Savings and Loan Association of  
2 Duval County, Florida. The applicant is Jason Gabriel, Esq., 50  
3 North Laura Street, Suite 3000, Jacksonville, Florida 32202; (904)  
4 232-7211.

5 **Section 3. Property Rezoned.** The Subject Property,  
6 pursuant to adopted companion Small-Scale Amendment Application L-  
7 5700-22C, is hereby rezoned and reclassified from Commercial,  
8 Residential and Office (CRO) District to Commercial  
9 Community/General-1 (CCG-1) District.

10 **Section 4. Contingency.** This rezoning shall not become  
11 effective until thirty-one (31) days after adoption of the companion  
12 Small-Scale Amendment; and further provided that if the companion  
13 Small-Scale Amendment is challenged by the state land planning agency,  
14 this rezoning shall not become effective until the state land planning  
15 agency or the Administration Commission issues a final order  
16 determining the companion Small-Scale Amendment is in compliance with  
17 Chapter 163, *Florida Statutes*.

18 **Section 5. Disclaimer.** The rezoning granted herein  
19 shall not be construed as an exemption from any other applicable  
20 local, state, or federal laws, regulations, requirements, permits or  
21 approvals. All other applicable local, state or federal permits or  
22 approvals shall be obtained before commencement of the development  
23 or use and issuance of this rezoning is based upon acknowledgement,  
24 representation and confirmation made by the applicant(s), owner(s),  
25 developer(s) and/or any authorized agent(s) or designee(s) that the  
26 subject business, development and/or use will be operated in strict  
27 compliance with all laws. Issuance of this rezoning does not approve,  
28 promote or condone any practice or act that is prohibited or  
29 restricted by any federal, state or local laws.

30 **Section 6. Effective Date.** The enactment of this Ordinance  
31 shall be deemed to constitute a quasi-judicial action of the City

1 Council and shall become effective upon signature by the Council  
2 President and the Council Secretary.

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4 Form Approved:

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6           /s/  Mary E. Staffopoulos          

7 Office of General Counsel

8 Legislation Prepared By: Erin Abney

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