

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

5 AN ORDINANCE REZONING APPROXIMATELY 16.10±  
6 ACRES, LOCATED IN COUNCIL DISTRICT 8 AT 0  
7 CLARK ROAD, 435 CLARK ROAD, 467 CLARK ROAD AND  
8 0 INTERSTATE CENTER DRIVE, BETWEEN CLARK ROAD  
9 AND INTERSTATE CENTER DRIVE (R.E. NOS. 020694-  
10 0000, 020673-0100, 020690-0400 AND 020690-  
11 0600) AS DESCRIBED HEREIN, OWNED BY 435 CLARK  
12 ROAD HOLDINGS, LLC, FROM PLANNED UNIT  
13 DEVELOPMENT (PUD) DISTRICT (2003-1420-E) TO  
14 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
15 DEFINED AND CLASSIFIED UNDER THE ZONING CODE,  
16 TO PERMIT MIXED USE DEVELOPMENT, AS DESCRIBED  
17 IN THE CLARK ROAD/INTERSTATE CENTER DRIVE PUD;  
18 PROVIDING A DISCLAIMER THAT THE REZONING  
19 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN  
20 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
21 PROVIDING AN EFFECTIVE DATE.  
22

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

1 (PUD) District (2003-1420-E) to Planned Unit Development (PUD)  
2 District, as described in Section 1 below; and

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

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

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

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

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

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

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

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

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

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

31 **Section 2. Owner and Description.** The Subject Property

