

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2024-231**

5 AN ORDINANCE REZONING APPROXIMATELY 10.87± ACRES
6 LOCATED IN COUNCIL DISTRICT 1 AT 6200 FORT
7 CAROLINE ROAD AND 6240 FORT CAROLINE ROAD,
8 BETWEEN PEELER ROAD AND ROGERO ROAD (R.E. NOS.
9 113196-0000 AND 113196-1000), AS DESCRIBED
10 HEREIN, OWNED BY BEEMER & ASSOCIATES XIII, L.C.,
11 FROM COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1)
12 DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
14 ZONING CODE, TO PERMIT COMMERCIAL USES, INCLUDING
15 OUTDOOR STORAGE/PARKING OF BOATS, RECREATIONAL
16 VEHICLES AND SIMILAR ITEMS, AS DESCRIBED IN THE
17 SHOPPES AT FORT CAROLINE PUD; PROVIDING A
18 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
19 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
20 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
21

22 **WHEREAS**, Beemer & Associates XIII, L.C., the owner of
23 approximately 10.87± acres located in Council District 1 at 6200 Fort
24 Caroline Road and 6240 Fort Caroline Road, between Peeler Road and
25 Rogero Road (R.E. Nos. 113196-0000 and 113196-1000), as more
26 particularly described in **Exhibit 1**, dated February 2, 2024, and
27 graphically depicted in **Exhibit 2**, both of which are attached hereto
28 (the "Subject Property"), has applied for a rezoning and
29 reclassification of the Subject Property from Commercial
30 Community/General-1 (CCG-1) District to Planned Unit Development
31 (PUD) District, as described in Section 1 below; and

1 **WHEREAS**, the Planning Commission, acting as the local planning
2 agency, has reviewed the application and made an advisory
3 recommendation to the Council; and

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

6 **WHEREAS**, the Council finds that such rezoning is: (1)
7 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
8 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
9 not in conflict with any portion of the City's land use regulations;
10 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 Commercial Community/General-1
22 (CCG-1) District to Planned Unit Development (PUD) District. This new
23 PUD district shall generally permit commercial uses, including the
24 outdoor storage/parking of boats, recreational vehicles and similar
25 items, and is described, shown and subject to the following documents,
26 attached hereto:

27 **Exhibit 1** - Legal Description dated February 2, 2024.

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

29 **Exhibit 3** - Written Description dated February 2, 2024.

30 **Exhibit 4** - Site Plan dated February 2, 2024.

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

1 owned by Beemer & Associates XIII, L.C., and is legally described in
2 **Exhibit 1**, attached hereto. The applicant is Douglas Burnett, Esq.,
3 104 Sea Grove Main Street, St. Augustine, Florida 32080; (904)
4 687-9126.

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

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

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22 Form Approved:

23
24 /s/ Mary E. Staffopoulos

25 Office of General Counsel

26 Legislation Prepared By: Bruce Lewis

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