

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2021-71**

5 AN ORDINANCE REZONING APPROXIMATELY 0.31± OF AN  
6 ACRE LOCATED IN COUNCIL DISTRICT 2 AT 1225  
7 HOWARD ROAD, BETWEEN INTERSTATE 295 AND CREEK  
8 POINT BOULEVARD (R.E. NO. 109686-0000  
9 (PORTION)), AS DESCRIBED HEREIN, OWNED BY SAM  
10 PROPERTIES INVESTMENTS, LLC, FROM RESIDENTIAL  
11 MEDIUM DENSITY-A (RMD-A) DISTRICT TO COMMERCIAL  
12 COMMUNITY/GENERAL-2 (CCG-2) DISTRICT, AS  
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE;  
14 PROVIDING A DISCLAIMER THAT THE REZONING  
15 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN  
16 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
17 PROVIDING AN EFFECTIVE DATE.  
18

19 **WHEREAS,** Sam Properties Investments, LLC, the owner of  
20 approximately 0.31± of an acre located in Council District 2 at 1225  
21 Howard Road, between Interstate 295 and Creek Point Boulevard (R.E.  
22 No. 109686-0000 (portion)), as more particularly described in **Exhibit**  
23 **1**, dated December 3, 2020, and graphically depicted in **Exhibit 2**,  
24 both of which are **attached hereto** (Subject Property), has applied for  
25 a rezoning and reclassification of the Subject Property from  
26 Residential Medium Density-A (RMD-A) District to Commercial  
27 Community/General-2 (CCG-2) District; and

28 **WHEREAS,** the Planning and Development Department has considered  
29 the application and has rendered an advisory recommendation; and

30 **WHEREAS,** the Planning Commission, acting as the local planning  
31 agency, has reviewed the application and made an advisory

1 recommendation to the Council; 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**, taking into consideration the above recommendations and  
5 all other evidence entered into the record and testimony taken at the  
6 public hearings, the Council finds that such rezoning: (1) is  
7 consistent with the *2030 Comprehensive Plan*; (2) furthers the goals,  
8 objectives and policies of the *2030 Comprehensive Plan*; and (3) is  
9 not in conflict with any portion of the City's land use regulations;  
10 now, therefore

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

12 **Section 1. Property Rezoned.** The Subject Property is  
13 hereby rezoned and reclassified from Residential Medium Density-A  
14 (RMD-A) District to Commercial Community/General-2 (CCG-2) District,  
15 as defined and classified under the Zoning Code, City of Jacksonville,  
16 Florida.

17 **Section 2. Owner and Description.** The Subject Property is  
18 owned by Sam Properties Investments, LLC, and is described in **Exhibit**  
19 **1, attached hereto.** The applicant is Paul M. Harden, Esq., 501  
20 Riverside Avenue, Suite 901, Jacksonville, Florida 32202; (904) 396-  
21 5731.

22 **Section 3. Disclaimer.** The rezoning granted herein shall  
23 **not** be construed as an exemption from any other applicable local,  
24 state, or federal laws, regulations, requirements, permits or  
25 approvals. All other applicable local, state or federal permits or  
26 approvals shall be obtained before commencement of the development  
27 or use and issuance of this rezoning is based upon acknowledgement,  
28 representation and confirmation made by the applicant(s), owners(s),  
29 developer(s) and/or any authorized agent(s) or designee(s) that the  
30 subject business, development and/or use will be operated in strict  
31 compliance with all laws. Issuance of this rezoning does **not** approve,

