

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

5 AN ORDINANCE REZONING APPROXIMATELY 0.31± OF
6 AN 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
12 COMMERCIAL COMMUNITY/GENERAL-2 (CCG-2)
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
14 ZONING CODE; PROVIDING A DISCLAIMER THAT THE
15 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
16 AS AN EXEMPTION FROM ANY OTHER APPLICABLE
17 LAWS; 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
21 1225 Howard Road, between Interstate 295 and Creek Point Boulevard
22 (R.E. No. 109686-0000 (portion)), as more particularly described in
23 **Exhibit 1**, dated December 3, 2020, and graphically depicted in
24 **Exhibit 2**, both of which are **attached hereto** (Subject Property),
25 has applied for a rezoning and reclassification of the Subject
26 Property from Residential Medium Density-A (RMD-A) District to
27 Commercial Community/General-2 (CCG-2) District; and

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

31 **WHEREAS,** the Planning Commission, acting as the local planning

1 agency, has reviewed the application and made an advisory
2 recommendation to the Council; and

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

5 **WHEREAS**, taking into consideration the above recommendations
6 and all other evidence entered into the record and testimony taken
7 at the public hearings, the Council finds that such rezoning: (1)
8 is 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; now, therefore

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

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

18 **Section 2. Owner and Description.** The Subject Property
19 is owned by Sam Properties Investments, LLC, and is described in
20 **Exhibit 1, attached hereto.** The applicant is Paul M. Harden, Esq.,
21 501 Riverside Avenue, Suite 901, Jacksonville, Florida 32202; (904)
22 396-5731.

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

1 be operated in strict compliance with all laws. Issuance of this
2 rezoning does **not** approve, promote or condone any practice or act
3 that is prohibited or restricted by any federal, state or local
4 laws.

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

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10 Form Approved:

11
12 /s/ Shannon K. Eller

13 Office of General Counsel

14 Legislation Prepared By: Kaysie Cox

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