

1 The Land Use and Zoning Committee Offers the following substitute to
2 File No. 2020-291:

3
4 Introduced by the Land Use and Zoning Committee:

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7 **ORDINANCE 2020-291**

8 AN ORDINANCE REZONING APPROXIMATELY 0.81± OF AN
9 ACRE, LOCATED IN COUNCIL DISTRICT 11, AT 0
10 PHILIPS HIGHWAY, BETWEEN ENERGY CENTER DRIVE
11 AND PINNACLE POINT DRIVE (R.E. NO. 168151-
12 0020), AS DESCRIBED HEREIN, OWNED BY DONALD
13 MACLEAN, FROM COMMERCIAL OFFICE (CO) DISTRICT
14 TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
15 DEFINED AND CLASSIFIED UNDER THE ZONING CODE,
16 TO PERMIT COMMERCIAL USES, AS DESCRIBED IN THE
17 AUTOVISION PUD; 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.

21
22 **WHEREAS**, Donald MacLean, the owner of approximately 0.81± of
23 an acre located in Council District 11, at 0 Philips Highway,
24 between Energy Center Drive and Pinnacle Point Drive (R.E. No.
25 168151-0020), as more particularly described in **Exhibit 1**, dated
26 January 22, 2020, and graphically depicted in **Exhibit 2**, both of
27 which are **attached hereto** (Subject Property), has applied for a
28 rezoning and reclassification of that property from Commercial
29 Office (CO) District to Planned Unit Development (PUD) District, as
30 described in Section 1 below; and

31 **WHEREAS**, the Planning Commission has considered the

1 application and has rendered an advisory opinion; and

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

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

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

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

18 **Section 1. Property Rezoned.** The Subject Property is
19 hereby rezoned and reclassified from Commercial Office (CO)
20 District to Planned Unit Development (PUD) District. This new PUD
21 district shall generally permit commercial uses, and is described,
22 shown and subject to the following documents, **attached hereto**:

23 **Exhibit 1** - Legal Description dated January 22, 2020.

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

25 **Exhibit 3** - Written Description dated June 3, 2020.

26 **Exhibit 4** - Site Plan dated May 21, 2020.

27 **Section 2. Owner and Description.** The Subject Property
28 is owned by Donald MacLean, and is legally described in **Exhibit 1**,
29 **attached hereto**. The agent is Cyndy Trimmer, Esq., 1 Independent
30 Drive, Suite 1200, Jacksonville, Florida 32202; (904) 807-0185.

31 **Section 3. Disclaimer.** The rezoning granted herein

