

1 Introduced by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2019-755-E**

5 AN ORDINANCE REZONING APPROXIMATELY 4.05±
6 ACRES, LOCATED IN COUNCIL DISTRICT 12 AT 0
7 103RD STREET, BETWEEN ROCKOLA ROAD AND MONROE
8 SMITH DRIVE (R.E. NO. 013056-0500), AS
9 DESCRIBED HEREIN, OWNED BY PRIME INTERNATIONAL
10 PROPERTIES WEST, LLC, FROM PLANNED UNIT
11 DEVELOPMENT (PUD) DISTRICT (2008-985-E) TO
12 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE,
14 TO PERMIT COMMERCIAL USES, AS DESCRIBED IN THE
15 PRIME INTERNATIONAL PUD; PROVIDING A
16 DISCLAIMER THAT THE REZONING GRANTED HEREIN
17 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM
18 ANY OTHER APPLICABLE LAWS; PROVIDING AN
19 EFFECTIVE DATE.
20

21 **WHEREAS**, Prime International Properties West, LLC, the owner
22 of approximately 4.05± acres, located in Council District 12 at 0
23 103rd Street, between Rockola Road and Monroe Smith Drive (R.E. No.
24 013056-0500), as more particularly described in the **Exhibit 1**,
25 dated September 17, 2019, and graphically depicted in the **Exhibit**
26 **2**, both of which are **attached hereto** (Subject Property), has
27 applied for a rezoning and reclassification of that property from
28 Planned Unit Development (PUD) District (2008-985-E) to Planned
29 Unit Development (PUD) District, as described in Section 1 below;
30 and

1 **WHEREAS,** the Planning Commission has considered the
2 application and has rendered an advisory opinion; 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,** the Council finds that such rezoning is: (1)
6 consistent with the *2030 Comprehensive Plan*; (2) furthers the
7 goals, objectives and policies of the *2030 Comprehensive Plan*; and
8 (3) is not in conflict with any portion of the City's land use
9 regulations; and

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

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

19 **Section 1. Property Rezoned.** The Subject Property is
20 hereby rezoned and reclassified from Planned Unit Development (PUD)
21 District (2008-985-E) to Planned Unit Development (PUD) District.
22 This new PUD district shall generally permit commercial uses, and
23 is described, shown and subject to the following documents,
24 **attached hereto:**

25 **Exhibit 1** - Legal Description dated September 17, 2019.

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

27 **Exhibit 3** - Written Description dated October 11, 2019.

28 **Exhibit 4** - Site Plan dated September 20, 2019.

29 **Section 2. Owner and Description.** The Subject Property
30 is owned by Prime International Properties West, LLC, and is
31 legally described in the **Exhibit 1, attached hereto.** The agent is

1 Lara Hipps, 1650 Margaret Street, #323, Jacksonville, Florida
2 32204; (904) 781-2654.

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

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

20
21 Form Approved:

22
23 /s/ Shannon K. Eller

24 Office of General Counsel

25 Legislation Prepared By: Connor Corrigan

26 GC-#1311421-v1-Prime_International_PUD_Z-2500