

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2024-19**

5 AN ORDINANCE REZONING APPROXIMATELY 0.21± ACRES
6 LOCATED IN COUNCIL DISTRICT 5 AT 3694 GRANDY
7 AVENUE, BETWEEN EMERSON STREET AND LAKEWOOD ROAD
8 (R.E. NO. 070258-0000), AS DESCRIBED HEREIN,
9 OWNED BY EMERSON OFFICE COMPLEX II, LLC, FROM
10 COMMERCIAL OFFICE (CO) DISTRICT TO COMMERCIAL,
11 RESIDENTIAL AND OFFICE (CRO) DISTRICT, AS DEFINED
12 AND CLASSIFIED UNDER THE ZONING CODE; PROVIDING
13 A DISCLAIMER THAT THE REZONING GRANTED HEREIN
14 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
15 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
16 DATE.

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18 **WHEREAS**, Emerson Office Complex II, LLC, the owner of
19 approximately 0.21± acres located in Council District 5 at 3694 Grandy
20 Avenue, between Emerson Street and Lakewood Road (R.E. No. 070258-
21 0000), as more particularly described in **Exhibit 1**, dated October 11,
22 2023, and graphically depicted in **Exhibit 2**, both of which are
23 attached hereto (the "Subject Property"), has applied for a rezoning
24 and reclassification of the Subject Property from Commercial Office
25 (CO) District to Commercial, Residential and Office (CRO) District;
26 and

27 **WHEREAS**, the Planning and Development Department has
28 considered the application and has rendered an advisory
29 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 (LUZ) Committee, after due
3 notice, held a public hearing and made its recommendation to the
4 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) is
8 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
9 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
10 not in conflict with any portion of the City's land use regulations;
11 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 Commercial Office (CO) District
15 to Commercial, Residential and Office (CRO) District, as defined and
16 classified under the Zoning Code, City of Jacksonville, Florida.

17 **Section 2. Owner and Description.** The Subject Property is
18 owned by Emerson Office Complex II, LLC, and is legally described in
19 **Exhibit 1**, attached hereto. The applicant is Stephen Smith, Esq., 501
20 West Bay Street, Suite 100, Jacksonville, Florida 32202; (800)
21 990-8400.

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,

1 promote or condone any practice or act that is prohibited or
2 restricted by any federal, state or local laws.

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

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8 Form Approved:

9
10 /s/ Jason Teal

11 Office of General Counsel

12 Legislation Prepared by: Jacquelyn Williams

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