

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2024-723**

5 AN ORDINANCE REZONING APPROXIMATELY 11.87± ACRES
6 LOCATED IN COUNCIL DISTRICT 12 AT 0 AND 7264
7 JONES BRANCH CIRCLE, SOUTH OF PRITCHARD ROAD AND
8 WEST OF INTERSTATE-295 (R.E. NO(S). 003388-0105,
9 003388-0130, 003388-0350, 003388-0120, AND
10 003388-0300), AS DESCRIBED HEREIN, OWNED BY
11 JONES CREEK COMMERCIAL, INC., FROM PLANNED UNIT
12 DEVELOPMENT (PUD) DISTRICT (2022-855-E) TO
13 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
14 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
15 PERMIT OUTSIDE STORAGE, VEHICLE DELIVERIES AND
16 WASH IN ADDITION TO THE COMMERCIAL USES,
17 INCLUDING TRACTOR TRAILER STORAGE, AS DESCRIBED
18 IN THE JONES CREEK PUD; PROVIDING A DISCLAIMER
19 THAT THE REZONING GRANTED HEREIN SHALL NOT BE
20 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
21 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

22
23 **WHEREAS**, Jones Creek Commercial, Inc., the owner of
24 approximately 11.87± acres located in Council District 12 at 0 and
25 7264 Jones Branch Circle, south of Pritchard Road and west of
26 Interstate-295 (R.E. No(s). 003388-0105, 003388-0130, 003388-0350,
27 003388-0120, and 003388-0300), as more particularly described in
28 **Exhibit 1**, dated August 8, 2024, and graphically depicted in **Exhibit**
29 **2**, both of which are attached hereto (the "Subject Property"), has
30 applied for a rezoning and reclassification of the Subject Property
31 from Planned Unit Development (PUD) District (2022-855-E) to Planned

1 Unit Development (PUD) District, as described in Section 1 below; and

2 **WHEREAS,** the Planning Commission, acting as the local planning
3 agency, has reviewed the application and made an advisory
4 recommendation to the Council; and

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

7 **WHEREAS,** the Council finds that such rezoning is: (1)
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 and

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

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

21 **Section 1. Property Rezoned.** The Subject Property is
22 hereby rezoned and reclassified from Planned Unit Development (PUD)
23 District (2022-855-E) to Planned Unit Development (PUD) District.
24 This new PUD district shall generally permit outside storage, vehicle
25 deliveries and wash in addition to the commercial uses, including
26 tractor trailer storage, and is described, shown and subject to the
27 following documents, attached hereto:

28 **Exhibit 1** - Legal Description dated August 8, 2024.

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

30 **Exhibit 3** - Written Description dated August 8, 2024.

31 **Exhibit 4** - Site Plan dated August 8, 2024.

1 **Section 2. Owner and Description.** The Subject Property is
2 owned by Jones Creek Commercial, Inc., and is legally described in
3 **Exhibit 1**, attached hereto. The applicant is Cyndy Trimmer, Esq., 1
4 Independent Drive, Suite 1200, Jacksonville, Florida, 32202; (904)
5 807-0185.

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

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

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23 Form Approved:

24
25 Dylan Reingold

26 Office of General Counsel

27 Legislation Prepared By: Jackie Williams

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