

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-199-E**

5 AN ORDINANCE REZONING APPROXIMATELY 3.04±
6 ACRES LOCATED IN COUNCIL DISTRICT 4 AT 0
7 BAILEY BODY ROAD AND 0 ATLANTIC BOULEVARD
8 (R.E. NOS. 145172-0010, 145175-0005, 145175-
9 0015 AND 145177-0000 (PORTION)), AS DESCRIBED
10 HEREIN, OWNED BY THE CITY OF JACKSONVILLE,
11 FROM COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1)
12 DISTRICT, COMMERCIAL COMMUNITY/GENERAL-2 (CCG-
13 2) DISTRICT, AND RESIDENTIAL MEDIUM DENSITY-A
14 (RMD-A) DISTRICT TO PUBLIC BUILDINGS AND
15 FACILITIES-1 (PBF-1) DISTRICT, AS DEFINED AND
16 CLASSIFIED UNDER THE ZONING CODE; PROVIDING A
17 DISCLAIMER THAT THE REZONING GRANTED HEREIN
18 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM
19 ANY OTHER APPLICABLE LAWS; PROVIDING AN
20 EFFECTIVE DATE.
21

22 **WHEREAS**, the City of Jacksonville, the owner of approximately
23 3.04± acres located in Council District 4 at 0 Bailey Body Road and
24 0 Atlantic Boulevard (R.E. Nos. 145172-0010, 145175-0005, 145175-
25 0015 and 145177-0000 (portion)), as more particularly described in
26 **Exhibit 1**, dated March 8, 2021, and graphically depicted in **Exhibit**
27 **2**, both of which are **attached hereto** (Subject Property), has
28 applied for a rezoning and reclassification of the Subject Property
29 from Commercial Community/General-1 (CCG-1) District, Commercial
30 Community/General-2 (CCG-2) District, and Residential Medium
31 Density-A (RMD-A) District to Public Buildings and Facilities-1

1 (PBF-1) District; and

2 **WHEREAS,** the Planning and Development Department has
3 considered the application and has rendered an advisory
4 recommendation; and

5 **WHEREAS,** the Planning Commission, acting as the local planning
6 agency, has reviewed the application and made an advisory
7 recommendation to the Council; and

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

10 **WHEREAS,** taking into consideration the above recommendations
11 and all other evidence entered into the record and testimony taken
12 at the public hearings, the Council finds that such rezoning: (1)
13 is consistent with the *2030 Comprehensive Plan*; (2) furthers the
14 goals, objectives and policies of the *2030 Comprehensive Plan*; and
15 (3) is not in conflict with any portion of the City's land use
16 regulations; 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 Community/General-1
20 (CCG-1) District, Commercial Community/General-2 (CCG-2) District,
21 and Residential Medium Density-A (RMD-A) District to Public
22 Buildings and Facilities-1 (PBF-1) District, as defined and
23 classified under the Zoning Code, City of Jacksonville, Florida.

24 **Section 2. Owner and Description.** The Subject Property
25 is owned by the City of Jacksonville, and is described in **Exhibit**
26 **1, attached hereto.** The applicant is the City of Jacksonville, 214
27 North Hogan Street, Suite 300, Jacksonville, Florida 32202; (904)
28 255-8789.

29 **Section 3. Disclaimer.** The rezoning granted herein shall
30 **not** be construed as an exemption from any other applicable local,
31 state, or federal laws, regulations, requirements, permits or

1 approvals. All other applicable local, state or federal permits or
2 approvals shall be obtained before commencement of the development
3 or use and issuance of this rezoning is based upon acknowledgement,
4 representation and confirmation made by the applicant(s),
5 owners(s), developer(s) and/or any authorized agent(s) or
6 designee(s) that the subject business, development and/or use will
7 be operated in strict compliance with all laws. Issuance of this
8 rezoning does **not** approve, promote or condone any practice or act
9 that is prohibited or restricted by any federal, state or local
10 laws.

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

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16 Form Approved:

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18 /s/ Shannon K. Eller

19 Office of General Counsel

20 Legislation Prepared By: Erin Abney

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