

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-424**

5 AN ORDINANCE REZONING APPROXIMATELY 7.10± ACRES
6 LOCATED IN COUNCIL DISTRICT 9 AT 0 ACOMA AVENUE,
7 0 TIMUQUANA ROAD, 5551 TIMUQUANA ROAD AND 5581
8 TIMUQUANA ROAD, BETWEEN SEABOARD AVENUE AND
9 CATOMA STREET (R.E. NOS. 103098-0000, 103099-
10 0020, 103100-0000, 103110-0000 AND 103111-0000),
11 AS DESCRIBED HEREIN, OWNED BY PAUL JEAN-MARIE
12 KASSAB, AS TRUSTEE OF THE PAUL JEAN-MARIE KASSAB
13 REVOCABLE LIVING TRUST UNDER THE TRUST AGREEMENT
14 DATED FEBRUARY 27, 2006, FROM PLANNED UNIT
15 DEVELOPMENT (PUD) DISTRICT (2001-265-E AND 2007-
16 261-E) TO PLANNED UNIT DEVELOPMENT (PUD)
17 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
18 ZONING CODE, TO PERMIT RECREATIONAL VEHICLE AND
19 SELF-STORAGE USES, AS DESCRIBED IN THE TIMUQUANA
20 ROAD PUD; PROVIDING A DISCLAIMER THAT THE
21 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
22 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
23 PROVIDING AN EFFECTIVE DATE.
24

25 **WHEREAS**, Paul Jean-Marie Kassab, as Trustee of the Paul Jean-
26 Marie Kassab Revocable Living Trust under the Trust Agreement dated
27 February 27, 2006, the owner of approximately 7.10± acres located in
28 Council District 9 at 0 Acoma Avenue, 0 Timuquana Road, 5551 Timuquana
29 Road and 5581 Timuquana Road, between Seaboard Avenue and Catoma
30 Street (R.E. Nos. 103098-0000, 103099-0020, 103100-0000, 103110-0000
31 and 103111-0000), as more particularly described in **Exhibit 1**, dated

1 March 20, 2023, and graphically depicted in **Exhibit 2**, both of which
2 are attached hereto (the "Subject Property"), has applied for a
3 rezoning and reclassification of the Subject Property from Planned
4 Unit Development (PUD) District (2001-265-E and 2007-261-E) to
5 Planned Unit Development (PUD) District, as described in Section 1
6 below; and

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

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

12 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
13 with the *2045 Comprehensive Plan*; (2) furthers the goals, objectives
14 and policies of the *2045 Comprehensive Plan*; and (3) is not in
15 conflict with any portion of the City's land use regulations; and

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

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

25 **Section 1. Property Rezoned.** The Subject Property is
26 hereby rezoned and reclassified from Planned Unit Development (PUD)
27 District (2001-265-E and 2007-261-E) to Planned Unit Development
28 (PUD) District. This new PUD district shall generally permit
29 recreational vehicle and self-storage uses, and is described, shown
30 and subject to the following documents, attached hereto:

31 **Exhibit 1** - Legal Description dated March 20, 2023.

