

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-649**

5 AN ORDINANCE REZONING APPROXIMATELY 0.39± OF AN
6 ACRE, LOCATED IN COUNCIL DISTRICT 7 AT 1352 MAIN
7 STREET NORTH, BETWEEN 3RD STREET WEST AND 4TH
8 STREET WEST, AS DESCRIBED HEREIN, OWNED BY
9 SHOPPES OF LAKESIDE, INC., FROM COMMERCIAL
10 COMMUNITY/GENERAL-S (CCG-S) DISTRICT TO PLANNED
11 UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
12 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
13 COMMERCIAL USES, AS DESCRIBED IN THE MAIN STREET
14 FOOD PARK PUD; PROVIDING A DISCLAIMER THAT THE
15 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
16 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
17 PROVIDING AN EFFECTIVE DATE.
18

19 **WHEREAS**, Shoppes of Lakeside, Inc., the owner of approximately
20 0.39± of an acre, located in Council District 7 at 1352 Main Street
21 North, as more particularly described in **Exhibit 1**, dated June 30,
22 2021, 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 that property from Commercial
25 Community/General-S (CCG-S) District to Planned Unit Development
26 (PUD) District, as described in Section 1 below; and

27 **WHEREAS**, the Planning Commission has considered the application
28 and has rendered an advisory opinion; and

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

31 **WHEREAS**, the Council finds that such rezoning is: (1) consistent

1 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives
2 and policies of the *2030 Comprehensive Plan*; and (3) is not in
3 conflict with any portion of the City's land use regulations; and

4 **WHEREAS**, the Council finds the proposed rezoning does not
5 adversely affect the orderly development of the City as embodied in
6 the Zoning Code; will not adversely affect the health and safety of
7 residents in the area; will not be detrimental to the natural
8 environment or to the use or development of the adjacent properties
9 in the general neighborhood; and will accomplish the objectives and
10 meet the standards of Section 656.340 (Planned Unit Development) of
11 the Zoning Code; 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 Community/General-S
15 (CCG-S) District to Planned Unit Development (PUD) District. This
16 new PUD district shall generally permit commercial uses, and is
17 described, shown and subject to the following documents, **attached**
18 **hereto:**

19 **Exhibit 1** - Legal Description dated June 30, 2021.

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

21 **Exhibit 3** - Written Description dated August 12, 2021.

22 **Exhibit 4** - Site Plan dated June 30, 2021.

23 **Section 2. Owner and Description.** The Subject Property
24 is owned by Shoppes of Lakeside, Inc., and is legally described in
25 **Exhibit 1, attached hereto.** The applicant is Hector Zayas, 1224
26 North Laura Street, Jacksonville, Florida 32206; (904) 563-0576.

27 **Section 3. Disclaimer.** The rezoning granted herein
28 shall **not** be construed as an exemption from any other applicable
29 local, state, or federal laws, regulations, requirements, permits or
30 approvals. All other applicable local, state or federal permits or
31 approvals shall be obtained before commencement of the development

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

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

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13 Form Approved:

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15 /s/ Mary E. Staffopoulos

16 Office of General Counsel

17 Legislation Prepared By: Bruce Lewis

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