

1 Introduced by the Land Use and Zoning Committee and amended on the  
2 Floor of Council:

3  
4  
5 **ORDINANCE 2022-393-E**

6 AN ORDINANCE REZONING APPROXIMATELY 1.01± ACRES,  
7 LOCATED IN COUNCIL DISTRICT 5 AT 5711 RICHARD  
8 STREET, BETWEEN RICHARD STREET AND CAGLE ROAD  
9 (R.E. NO. 153067-0100), AS DESCRIBED HEREIN,  
10 OWNED BY SOUTHSIDE EURO LLC, FROM COMMERCIAL  
11 COMMUNITY/GENERAL-1 (CCG-1) DISTRICT TO PLANNED  
12 UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
14 COMMERCIAL USES, AS DESCRIBED IN THE 5711  
15 RICHARD STREET PUD; PUD SUBJECT TO CONDITIONS;  
16 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
17 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
18 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
19 EFFECTIVE DATE.

20  
21 **WHEREAS**, Southside Euro LLC, the owner of approximately 1.01±  
22 acres located in Council District 5 at 5711 Richard Street, between  
23 Richard Street and Cagle Road (R.E. No. 153067-0100), as more  
24 particularly described in **Exhibit 1**, dated October 7, 2021, and  
25 graphically depicted in **Exhibit 2**, both of which are **attached hereto**  
26 (the "Subject Property"), has applied for a rezoning and  
27 reclassification of that property from Commercial Community/General-  
28 1 (CCG-1) District to Planned Unit Development (PUD) District, as  
29 described in Section 1 below; and

30 **WHEREAS**, the Planning Commission has considered the application  
31 and has rendered an advisory opinion; and

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

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

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

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

16           **Section 1.           Property Rezoned.**       The Subject Property is  
17 hereby rezoned and reclassified from Commercial Community/General-1  
18 (CCG-1) District to Planned Unit Development (PUD) District. This  
19 new PUD district shall generally permit commercial uses, and is  
20 described, shown and subject to the following documents, **attached**  
21 **hereto:**

22           **Exhibit 1** - Legal Description dated October 7, 2021.

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

24           **Revised Exhibit 3** - Revised Written Description dated October 17,  
25 2023.

26           **Revised Exhibit 4** - Revised Site Plan dated August 9, 2023.

27           **Section 2.           Rezoning Approved Subject to Conditions.** This  
28 rezoning is approved subject to the following conditions. Such  
29 conditions control over the Written Description and the Site Plan and  
30 may only be amended through a rezoning:

31           (1) All auto repair work shall be conducted inside the

1 building.

2 (2) The bay doors shall remain closed except when cars are  
3 entering/exiting the building.

4 (3) The building, as constructed, shall be substantially  
5 similar to the building as shown in the rendering attached hereto as  
6 **Exhibit 5.**

7 **Section 3. Owner and Description.** The Subject Property is  
8 owned by Southside Euro LLC and is legally described in **Exhibit 1,**  
9 **attached hereto.** The applicant is Cyndy Trimmer, Esq., 1 Independent  
10 Drive, Suite 1200, Jacksonville, Florida 32202; (904) 807-0185.

11 **Section 4. Disclaimer.** The rezoning granted herein  
12 shall not be construed as an exemption from any other applicable  
13 local, state, or federal laws, regulations, requirements, permits or  
14 approvals. All other applicable local, state or federal permits or  
15 approvals shall be obtained before commencement of the development  
16 or use and issuance of this rezoning is based upon acknowledgement,  
17 representation and confirmation made by the applicant(s), owner(s),  
18 developer(s) and/or any authorized agent(s) or designee(s) that the  
19 subject business, development and/or use will be operated in strict  
20 compliance with all laws. Issuance of this rezoning does not approve,  
21 promote or condone any practice or act that is prohibited or  
22 restricted by any federal, state or local laws.

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

1 Form Approved:

2

3           /s/ Mary E. Staffopoulos          

4 Office of General Counsel

5 Legislation Prepared By: Bruce Lewis

6 GC-#1595431-v1-2022-393-E.docx