

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-308-E**

5 AN ORDINANCE REZONING APPROXIMATELY 2.42±
6 ACRES, LOCATED IN COUNCIL DISTRICT 3 AT 1795
7 KERNAN BOULEVARD, BETWEEN 1801-1 KERNAN AP AND
8 VISTA POINT DRIVE (R.E. NO. 165265-0405), AS
9 DESCRIBED HEREIN, OWNED BY THE SOUTHEAST
10 ATLANTIC LAND TRUST, FROM PLANNED UNIT
11 DEVELOPMENT (PUD) DISTRICT (2014-490-E) TO
12 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE,
14 TO PERMIT COMMERCIAL USES, AS DESCRIBED IN THE
15 KERNAN BOULEVARD III PUD; PROVIDING A
16 DISCLAIMER THAT THE REZONING GRANTED HEREIN
17 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM
18 ANY OTHER APPLICABLE LAWS; PROVIDING AN
19 EFFECTIVE DATE.
20

21 **WHEREAS**, the Southeast Atlantic Land Trust, the owner of
22 approximately 2.42± acres, located in Council District 3 at 1795
23 Kernan Boulevard, between 1801-1 Kernan AP and Vista Point Drive
24 (R.E. No. 165265-0405), as more particularly described in **Exhibit**
25 **1**, dated April 30, 2020, and graphically depicted in **Exhibit 2**,
26 both of which are **attached hereto** (Subject Property), has applied
27 for a rezoning and reclassification of that property from Planned
28 Unit Development (PUD) District (2014-490-E) to Planned Unit
29 Development (PUD) District, as described in Section 1 below; and

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

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

3 **WHEREAS**, the Council finds that such rezoning is: (1)
4 consistent with the *2030 Comprehensive Plan*; (2) furthers the
5 goals, objectives and policies of the *2030 Comprehensive Plan*; and
6 (3) is not in conflict with any portion of the City's land use
7 regulations; and

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

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

17 **Section 1. Property Rezoned.** The Subject Property is
18 hereby rezoned and reclassified from Planned Unit Development (PUD)
19 District (2014-490-E) to Planned Unit Development (PUD) District.
20 This new PUD district shall generally permit commercial uses, and
21 is described, shown and subject to the following documents,
22 **attached hereto:**

23 **Exhibit 1** - Legal Description dated April 30, 2020.

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

25 **Revised Exhibit 3** - Revised Written Description dated July 7, 2020.

26 **Exhibit 4** - Site Plan dated February 8, 2019.

27 **Section 2. Owner and Description.** The Subject Property
28 is owned by the Southeast Atlantic Land Trust, and is legally
29 described in **Exhibit 1, attached hereto**. The agent is Eric Sloan,
30 1 Sleiman Parkway, Suite 100, Jacksonville, Florida 32216; (904)
31 731-4875.

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

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

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19 Form Approved:

20
21 /s/ Shannon K. Eller

22 Office of General Counsel

23 Legislation Prepared By: Kaysie Cox

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