

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-232**

5 AN ORDINANCE REZONING APPROXIMATELY 38.30±
6 ACRES, LOCATED IN COUNCIL DISTRICT 5 AT 0
7 EMERSON STREET, 3143 EMERSON STREET, 3563
8 PHILIPS HIGHWAY AND 3605 PHILIPS HIGHWAY,
9 BETWEEN EMERSON STREET AND BELAIR ROAD SOUTH
10 (R.E. NOS. 126071-0010, 126071-0060, 126071-
11 0100 AND 126071-0120) AS DESCRIBED HEREIN, OWNED
12 BY PSF I JAX METRO, LLC, FROM PLANNED UNIT
13 DEVELOPMENT (PUD) DISTRICT (2008-363-E) TO
14 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
15 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
16 PERMIT MIXED USE DEVELOPMENT, AS DESCRIBED IN
17 THE SAN MARCO EAST PLAZA PUD; PROVIDING A
18 DISCLAIMER THAT THE REZONING GRANTED HEREIN
19 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
20 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
21 DATE.

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23 **WHEREAS**, PSF I Jax Metro, LLC, the owner of approximately 38.30±
24 acres, located in Council District 5 at 0 Emerson Street, 3143 Emerson
25 Street, 3563 Philips Highway and 3605 Philips Highway, between Emerson
26 Street and Belair Road South (R.E. Nos. 126071-0010, 126071-0060,
27 126071-0100 and 126071-0120), as more particularly described in
28 **Exhibit 1**, dated November 17, 2020, and graphically depicted in
29 **Exhibit 2**, both of which are **attached hereto** (Subject Property), has
30 applied for a rezoning and reclassification of that property from
31 Planned Unit Development (PUD) District (2008-363-E) to Planned Unit

1 Development (PUD) District, as described in Section 1 below; and

2 **WHEREAS**, the Planning Commission has considered the application
3 and has rendered an advisory opinion; and

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

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

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

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

19 **Section 1. Property Rezoned.** The Subject Property is
20 hereby rezoned and reclassified from Planned Unit Development (PUD)
21 District (2008-363-E) to Planned Unit Development (PUD) District.
22 This new PUD district shall generally permit mixed use development,
23 and is described, shown and subject to the following documents,
24 **attached hereto:**

25 **Exhibit 1** - Legal Description dated November 17, 2020.

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

27 **Exhibit 3** - Written Description dated March 31, 2021.

28 **Exhibit 4** - Site Plan dated January 16, 2021.

29 **Section 2. Owner and Description.** The Subject Property
30 is owned by PSF I Jax Metro, LLC, and is legally described in **Exhibit**
31 **1, attached hereto.** The applicant is Cyndy Trimmer, Esq., One

