

1 Introduced by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2021-373**

5 AN ORDINANCE REZONING APPROXIMATELY 0.89± OF AN
6 ACRE LOCATED IN COUNCIL DISTRICT 9 AT 0 SAN JUAN
7 AVENUE, BETWEEN NIBLICK DRIVE AND LINDBERG
8 DRIVE (R.E. NO. 068535-0200), AS DESCRIBED
9 HEREIN, OWNED BY MILLENNIUM TRUST COMPANY, LLC,
10 FROM COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1)
11 DISTRICT TO COMMERCIAL COMMUNITY/GENERAL-2
12 (CCG-2) DISTRICT, AS DEFINED AND CLASSIFIED
13 UNDER THE ZONING CODE; PROVIDING A DISCLAIMER
14 THAT THE REZONING GRANTED HEREIN SHALL NOT BE
15 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
16 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
17

18 **WHEREAS**, Millennium Trust Company, LLC, the owner of
19 approximately 0.89± of an acre located in Council District 9 at 0 San
20 Juan Avenue, between Niblick Drive and Lindberg Drive (R.E. No.
21 068535-0200), as more particularly described in **Exhibit 1**, dated May
22 18, 2021, and graphically depicted in **Exhibit 2**, both of which are
23 **attached hereto** (Subject Property), has applied for a rezoning and
24 reclassification of the Subject Property from Commercial
25 Community/General-1 (CCG-1) District to Commercial Community/General-
26 2 (CCG-2) District; and

27 **WHEREAS**, the Planning and Development Department has considered
28 the application and has rendered an advisory recommendation; and

29 **WHEREAS**, the Planning Commission, acting as the local planning
30 agency, has reviewed the application and made an advisory
31 recommendation to the Council; 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**, taking into consideration the above recommendations and
4 all other evidence entered into the record and testimony taken at the
5 public hearings, the Council finds that such rezoning: (1) is
6 consistent with the *2030 Comprehensive Plan*; (2) furthers the goals,
7 objectives and policies of the *2030 Comprehensive Plan*; and (3) is
8 not in conflict with any portion of the City's land use regulations;
9 now, therefore

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

11 **Section 1. Property Rezoned.** The Subject Property is
12 hereby rezoned and reclassified from Commercial Community/General-1
13 (CCG-1) District to Commercial Community/General-2 (CCG-2) District,
14 as defined and classified under the Zoning Code, City of Jacksonville,
15 Florida.

16 **Section 2. Owner and Description.** The Subject Property is
17 owned by Millennium Trust Company, LLC, and is described in **Exhibit**
18 **1, attached hereto.** The applicant is John W. Wallace, Esq., 1
19 Independent Drive, Suite 3300, Jacksonville, Florida 32202; (904)
20 359-7700.

21 **Section 3. Disclaimer.** The rezoning granted herein shall
22 **not** be construed as an exemption from any other applicable local,
23 state, or federal laws, regulations, requirements, permits or
24 approvals. All other applicable local, state or federal permits or
25 approvals shall be obtained before commencement of the development
26 or use and issuance of this rezoning is based upon acknowledgement,
27 representation and confirmation made by the applicant(s), owners(s),
28 developer(s) and/or any authorized agent(s) or designee(s) that the
29 subject business, development and/or use will be operated in strict
30 compliance with all laws. Issuance of this rezoning does **not** approve,
31 promote or condone any practice or act that is prohibited or

1 restricted by any federal, state or local laws.

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

6
7 Form Approved:

8
9 /s/ Shannon K. Eller

10 Office of General Counsel

11 Legislation Prepared By: Bruce Lewis

12 GC-#1438693-v1-2021-373_Original_Bill