

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

4 **ORDINANCE 2019-755**

5 AN ORDINANCE REZONING APPROXIMATELY 4.05±
6 ACRES, LOCATED IN COUNCIL DISTRICT 12 AT 0
7 103RD STREET, BETWEEN ROCKOLA ROAD AND MONROE
8 SMITH DRIVE (R.E. NO. 013056-0500), AS
9 DESCRIBED HEREIN, OWNED BY PRIME INTERNATIONAL
10 PROPERTIES WEST, LLC, FROM PLANNED UNIT
11 DEVELOPMENT (PUD) DISTRICT (2008-985-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 PRIME INTERNATIONAL 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**, Prime International Properties West, LLC, the owner
22 of approximately 4.05± acres, located in Council District 12 at 0
23 103rd Street, between Rockola Road and Monroe Smith Drive (R.E. No.
24 013056-0500), as more particularly described in the **Exhibit 1**,
25 dated September 17, 2019, and graphically depicted in the **Exhibit**
26 **2**, both of which are **attached hereto** (Subject Property), has
27 applied for a rezoning and reclassification of that property from
28 Planned Unit Development (PUD) District (2008-985-E) to Planned
29 Unit Development (PUD) District, as described in Section 1 below;
30 and

31 **WHEREAS**, the Planning Commission has considered the

1 application and has rendered an advisory opinion; and

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

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

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

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

18 **Section 1. Property Rezoned.** The Subject Property is
19 hereby rezoned and reclassified from Planned Unit Development (PUD)
20 District (2008-985-E) to Planned Unit Development (PUD) District.
21 This new PUD district shall generally permit commercial uses, and
22 is described, shown and subject to the following documents,
23 **attached hereto:**

24 **Exhibit 1** - Legal Description dated September 17, 2019.

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

26 **Exhibit 3** - Written Description dated October 11, 2019.

27 **Exhibit 4** - Site Plan dated September 20, 2019.

28 **Section 2. Owner and Description.** The Subject Property
29 is owned by Prime International Properties West, LLC, and is
30 legally described in the **Exhibit 1, attached hereto**. The agent is
31 Lara Hipps, 1650 Margaret Street, #323, Jacksonville, Florida

1 32204; (904) 781-2654.

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

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

19
20 Form Approved:

21
22 /s/ Shannon K. Eller

23 Office of General Counsel

24 Legislation Prepared By: Connor Corrigan

25 GC-#1311421-v1-Prime_International_PUD_Z-2500