

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2021-833-E**

5 AN ORDINANCE REZONING APPROXIMATELY 1.36± ACRES,  
6 LOCATED IN COUNCIL DISTRICT 5 AT 6106 CHESTER  
7 AVENUE AND 3693 MORTON STREET, BETWEEN CHESTER  
8 AVENUE AND MORTON STREET (R.E. NOS. 154025-0000  
9 AND 154132-0000), AS DESCRIBED HEREIN, OWNED BY  
10 STS GROUP LLC, FROM COMMERCIAL OFFICE (CO)  
11 DISTRICT AND COMMERCIAL, RESIDENTIAL AND OFFICE  
12 (CRO) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)  
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
14 ZONING CODE, TO PERMIT OFFICE AND LIGHT  
15 INDUSTRIAL USES, AS DESCRIBED IN THE 3693 MORTON  
16 STREET PUD, PURSUANT TO FUTURE LAND USE MAP  
17 SERIES (FLUMS) SMALL-SCALE AMENDMENT  
18 APPLICATION L-5621-21C; PROVIDING A DISCLAIMER  
19 THAT THE REZONING GRANTED HEREIN SHALL NOT BE  
20 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
21 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
22

23 **WHEREAS,** the City of Jacksonville adopted a Small-Scale  
24 Amendment to the *2030 Comprehensive Plan* for the purpose of revising  
25 portions of the Future Land Use Map series (FLUMs) in order to ensure  
26 the accuracy and internal consistency of the plan, pursuant to the  
27 companion land use ordinance for application L-5621-21C; and

28 **WHEREAS,** in order to ensure consistency of zoning district with  
29 the *2030 Comprehensive Plan* and the adopted companion Small-Scale  
30 Amendment L-5621-21C, an application to rezone and reclassify from  
31 Commercial Office (CO) District and Community, Residential and Office

1 (CRO) District to Planned Unit Development (PUD) District was filed  
2 by Cyndy Trimmer, Esq., on behalf of the owner of approximately 1.36±  
3 acres of certain real property in Council District 5, as more  
4 particularly described in Section 1; and

5 **WHEREAS**, the Planning and Development Department, in order to  
6 ensure consistency of this zoning district with the *2030 Comprehensive*  
7 *Plan*, has considered the rezoning and has rendered an advisory  
8 opinion; and

9 **WHEREAS**, the Planning Commission has considered the application  
10 and has rendered an advisory opinion; and

11 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due  
12 notice, held a public hearing and made its recommendation to the  
13 Council; and

14 **WHEREAS**, the City Council, after due notice, held a public  
15 hearing, and taking into consideration the above recommendations as  
16 well as all oral and written comments received during the public  
17 hearings, the Council finds that such rezoning is consistent with the  
18 *2030 Comprehensive Plan* adopted under the comprehensive planning  
19 ordinance for future development of the City of Jacksonville; and

20 **WHEREAS**, the Council finds that the proposed PUD does not affect  
21 adversely the orderly development of the City as embodied in the  
22 *Zoning Code*; will not affect adversely the health and safety of  
23 residents in the area; will not be detrimental to the natural  
24 environment or to the use or development of the adjacent properties  
25 in the general neighborhood; and the proposed PUD will accomplish the  
26 objectives and meet the standards of Section 656.340 (Planned Unit  
27 Development) of the *Zoning Code* of the City of Jacksonville; now,  
28 therefore

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

30 **Section 1. Subject Property Location and Description.** The  
31 approximately 1.36± acres are located in Council District 5 at 6106

1 Chester Avenue and 3693 Morton Street, between Chester Avenue and  
2 Morton Street (R.E. Nos. 154025-0000 and 154132-0000), as more  
3 particularly described in **Exhibit 1**, dated October 11, 2021, and  
4 graphically depicted in **Exhibit 2**, both of which are **attached hereto**  
5 and incorporated herein by this reference (the "Subject Property").

6 **Section 2. Owner and Applicant Description.** The Subject  
7 Property is owned by STS Group LLC. The applicant is Cyndy Trimmer,  
8 Esq., One Independent Drive, Suite 1200, Jacksonville, Florida 32202;  
9 (904) 807-0185.

10 **Section 3. Property Rezoned.** The Subject Property,  
11 pursuant to adopted companion Small-Scale Amendment L-5621-21C, is  
12 hereby rezoned and reclassified from Commercial Office (CO) District  
13 and Community, Residential and Office (CRO) District to Planned Unit  
14 Development (PUD) District. This new PUD district shall generally  
15 permit office and light industrial uses, and is described, shown and  
16 subject to the following documents, **attached hereto**:

17 **Exhibit 1** - Legal Description dated October 11, 2021.

18 **Exhibit 2** - Subject Property Map (prepared by P&DD).

19 **Revised Exhibit 3** - Revised Written Description dated February 1,  
20 2022.

21 **Revised Exhibit 4** - Revised Site Plan dated January 29, 2022.

22 **Section 4. Contingency.** This rezoning shall not become  
23 effective until thirty-one (31) days after adoption of the companion  
24 Small-Scale Amendment unless challenged by the state land planning  
25 agency; and further provided that if the companion Small-Scale  
26 Amendment is challenged by the state land planning agency, this  
27 rezoning shall not become effective until the state land planning  
28 agency or the Administration Commission issues a final order  
29 determining the companion Small-Scale Amendment is in compliance with  
30 Chapter 163, *Florida Statutes*.

31 **Section 5. Disclaimer.** The rezoning granted herein

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

12 **Section 6. Effective Date.** The enactment of this Ordinance  
13 shall be deemed to constitute a quasi-judicial action of the City  
14 Council and shall become effective upon signature by the Council  
15 President and the Council Secretary.

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17 Form Approved:

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19           /s/ Mary E. Staffopoulos          

20 Office of General Counsel

21 Legislation Prepared By: Kaysie Cox

22 GC-#1480441-v1-2021-833-E