

1 Introduced and substituted by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-575**

5 AN ORDINANCE REZONING APPROXIMATELY 0.22± OF AN
6 ACRE, LOCATED IN COUNCIL DISTRICT 7 AT 0 PEARL
7 STREET NORTH, BETWEEN 18TH STREET WEST AND 19TH
8 STREET WEST (R.E. NO. 044390-0000), AS DESCRIBED
9 HEREIN, OWNED BY EMILIO MONTILLA INVESTMENTS,
10 INC., FROM COMMERCIAL NEIGHBORHOOD (CN) DISTRICT
11 TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
13 PERMIT COMMERCIAL USES, AS DESCRIBED IN THE
14 PEARL STREET PUD; PROVIDING A DISCLAIMER THAT
15 THE REZONING GRANTED HEREIN SHALL NOT BE
16 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
17 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
18

19 **WHEREAS**, Emilio Montilla Investments, Inc., the owner of
20 approximately 0.22± of an acre, located in Council District 7 at 0
21 Pearl Street, between 18th Street West and 19th Street West (R.E. No.
22 044390-0000), as more particularly described in **Exhibit 1**, dated
23 August 28, 2020, and graphically depicted in **Exhibit 2**, both of which
24 are **attached hereto** (Subject Property), has applied for a rezoning
25 and reclassification of that property from Commercial Neighborhood
26 (CN) District to Planned Unit Development (PUD) District, as described
27 in Section 1 below; and

28 **WHEREAS**, the Planning Commission has considered the application
29 and has rendered an advisory opinion; and

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

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

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

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

14 **Section 1. Property Rezoned.** The Subject Property is
15 hereby rezoned and reclassified from Commercial Neighborhood (CN)
16 District to Planned Unit Development (PUD) District. This new PUD
17 district shall generally permit commercial uses, and is described,
18 shown and subject to the following documents, **attached hereto**:

19 **Exhibit 1** - Legal Description dated August 28, 2020.

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

21 **Exhibit 3** - Written Description dated June 10, 2021.

22 **Exhibit 4** - Site Plan dated June 10, 2021.

23 **Section 2. Owner and Description.** The Subject Property
24 is owned by Emilio Montilla Investments, Inc., and is described in
25 **Exhibit 1, attached hereto**. The applicant is Roy L. Mosley, 111 East
26 16th Street, Jacksonville, Florida 32206; (786) 663-6595.

27 **Section 3. Disclaimer.** The rezoning granted herein
28 shall **not** be construed as an exemption from any other applicable
29 local, state, or federal laws, regulations, requirements, permits or
30 approvals. All other applicable local, state or federal permits or
31 approvals shall be obtained before commencement of the development

