

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-387-E**

5 AN ORDINANCE REZONING APPROXIMATELY 1.55±
6 ACRES, LOCATED IN COUNCIL DISTRICT 2 AT 11901
7 ATLANTIC BOULEVARD, BETWEEN MARKETPLACE DRIVE
8 AND KERNAN BOULEVARD (R.E. NO. 167445-0500
9 (PORTION)), AS DESCRIBED HEREIN, OWNED BY
10 PROPERTY MANAGEMENT SUPPORT, INC., AS TRUSTEE
11 OF ATLANTIC NORTH LAND TRUST, FROM PLANNED
12 UNIT DEVELOPMENT (PUD) DISTRICT (2010-782-E)
13 TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
14 DEFINED AND CLASSIFIED UNDER THE ZONING CODE,
15 TO PERMIT COMMERCIAL USES, AS DESCRIBED IN THE
16 KERNAN CORNER PUD; PROVIDING A DISCLAIMER THAT
17 THE REZONING GRANTED HEREIN SHALL NOT BE
18 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
19 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
20

21 **WHEREAS**, Property Management Support, Inc., as trustee of
22 Atlantic North Land Trust, the owner of approximately 1.55± acres,
23 located in Council District 2 at 11901 Atlantic Boulevard, between
24 Marketplace Drive and Kernan Boulevard (R.E. No. 167445-0500
25 (portion)), as more particularly described in **Exhibit 1**, dated
26 April 22, 2020, and graphically depicted in **Exhibit 2**, both of
27 which are **attached hereto** (Subject Property), has applied for a
28 rezoning and reclassification of that property from Planned Unit
29 Development (PUD) District (2010-782-E) to Planned Unit Development
30 (PUD) District, as described in Section 1 below; 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 (2010-782-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 April 22, 2020.

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

26 **Exhibit 3** - Written Description dated March 22, 2020.

27 **Exhibit 4** - Site Plan dated March 22, 2020.

28 **Section 2. Owner and Description.** The Subject Property
29 is owned by Property Management Support, Inc., as trustee of
30 Atlantic North Land Trust, and is legally described in **Exhibit 1**,
31 **attached hereto.** The agent is Eric Sloan, 1 Sleiman Parkway, Suite

1 100, Jacksonville, FL 32216; (904) 731-4875.

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.

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20 Form Approved:

21
22 /s/ Shannon K. Eller

23 Office of General Counsel

24 Legislation Prepared By: Kaysie Cox

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