

1 Introduced and substituted by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-291**

5 AN ORDINANCE REZONING APPROXIMATELY 0.81± OF AN
6 ACRE, LOCATED IN COUNCIL DISTRICT 11, AT 0
7 PHILIPS HIGHWAY, BETWEEN ENERGY CENTER DRIVE
8 AND PINNACLE POINT DRIVE (R.E. NO. 168151-
9 0020), AS DESCRIBED HEREIN, OWNED BY DONALD
10 MACLEAN, FROM COMMERCIAL OFFICE (CO) DISTRICT
11 TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE,
13 TO PERMIT COMMERCIAL USES, AS DESCRIBED IN THE
14 AUTOVISION 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**, Donald MacLean, the owner of approximately 0.81± of
20 an acre located in Council District 11, at 0 Philips Highway,
21 between Energy Center Drive and Pinnacle Point Drive (R.E. No.
22 168151-0020), as more particularly described in **Exhibit 1**, dated
23 January 22, 2020, and graphically depicted in **Exhibit 2**, both of
24 which are **attached hereto** (Subject Property), has applied for a
25 rezoning and reclassification of that property from Commercial
26 Office (CO) District to Planned Unit Development (PUD) District, as
27 described in Section 1 below; and

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

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

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

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

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

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

20 **Exhibit 1** - Legal Description dated January 22, 2020.

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

22 **Exhibit 3** - Written Description dated June 3, 2020.

23 **Exhibit 4** - Site Plan dated May 21, 2020.

24 **Section 2. Owner and Description.** The Subject Property
25 is owned by Donald MacLean, and is legally described in **Exhibit 1,**
26 **attached hereto.** The agent is Cyndy Trimmer, Esq., 1 Independent
27 Drive, Suite 1200, Jacksonville, Florida 32202; (904) 807-0185.

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

