

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

4 **ORDINANCE 2019-801**

5 AN ORDINANCE REZONING APPROXIMATELY 0.48± OF AN
6 ACRE, LOCATED IN COUNCIL DISTRICT 5 AT 3838
7 ST. AUGUSTINE ROAD AND 3838 BROOKER ROAD,
8 BETWEEN BREWSTER ROAD AND BROOKER ROAD (R.E.
9 NOS. 070292-0000 AND 070319-0000), AS
10 DESCRIBED HEREIN, OWNED BY SNACK & GAS INC.,
11 FROM COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1)
12 DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
14 ZONING CODE, TO PERMIT COMMERCIAL USES, AS
15 DESCRIBED IN THE ST. AUGUSTINE ROAD AUTO SALES
16 PUD; PROVIDING A DISCLAIMER THAT THE REZONING
17 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
18 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
19 PROVIDING AN EFFECTIVE DATE.
20

21 **WHEREAS**, Snack & Gas Inc., the owner of approximately 0.48± of
22 an acre, located in Council District 5 at 3838 St. Augustine Road
23 and 3838 Brooker Road, between Brewster Road and Brooker Road (R.E.
24 Nos. 070292-0000 and 070319-0000), as more particularly described
25 in **Exhibit 1**, dated October 14, 2019, and graphically depicted in
26 **Exhibit 2**, both of which are **attached hereto** (Subject Property),
27 has applied for a rezoning and reclassification of that property
28 from Commercial Community/General-1 (CCG-1) District 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 Commercial Community/General-1
20 (CCG-1) District to Planned Unit Development (PUD) District. This
21 new PUD district shall generally permit commercial uses, and is
22 described, shown and subject to the following documents, **attached**
23 **hereto**:

24 **Exhibit 1** - Legal Description dated October 14, 2019.

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

26 **Exhibit 3** - Written Description dated December 23, 2019.

27 **Exhibit 4** - Site Plan dated December 18, 2019.

28 **Section 2. Owner and Description.** The Subject Property
29 is owned by Snack & Gas, Inc., and is described in **Exhibit 1**,
30 **attached hereto**. The agent is Kamal Yazji, 5488 River Trail Road
31 South, Jacksonville, Florida 32277; (904) 465-3215.

