

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2021-199**

5 AN ORDINANCE REZONING APPROXIMATELY 3.04± ACRES  
6 LOCATED IN COUNCIL DISTRICT 4 AT 0 BAILEY BODY  
7 ROAD AND 0 ATLANTIC BOULEVARD (R.E. NOS. 145172-  
8 0010, 145175-0005, 145175-0015 AND 145177-0000  
9 (PORTION)), AS DESCRIBED HEREIN, OWNED BY THE  
10 CITY OF JACKSONVILLE, FROM COMMERCIAL  
11 COMMUNITY/GENERAL-1 (CCG-1) DISTRICT,  
12 COMMERCIAL COMMUNITY/GENERAL-2 (CCG-2)  
13 DISTRICT, AND RESIDENTIAL MEDIUM DENSITY-A  
14 (RMD-A) DISTRICT TO PUBLIC BUILDINGS AND  
15 FACILITIES-1 (PBF-1) DISTRICT, AS DEFINED AND  
16 CLASSIFIED UNDER THE ZONING CODE; PROVIDING A  
17 DISCLAIMER THAT THE REZONING GRANTED HEREIN  
18 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
19 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
20 DATE.  
21

22 **WHEREAS**, the City of Jacksonville, the owner of approximately  
23 3.04± acres located in Council District 4 at 0 Bailey Body Road and  
24 0 Atlantic Boulevard (R.E. Nos. 145172-0010, 145175-0005, 145175-0015  
25 and 145177-0000 (portion)), as more particularly described in **Exhibit**  
26 **1**, dated March 8, 2021, and graphically depicted in **Exhibit 2**, both  
27 of which are **attached hereto** (Subject Property), has applied for a  
28 rezoning and reclassification of the Subject Property from Commercial  
29 Community/General-1 (CCG-1) District, Commercial Community/General-2  
30 (CCG-2) District, and Residential Medium Density-A (RMD-A) District  
31 to Public Buildings and Facilities-1 (PBF-1) District; and

1           **WHEREAS**, the Planning and Development Department has considered  
2 the application and has rendered an advisory recommendation; and

3           **WHEREAS**, the Planning Commission, acting as the local planning  
4 agency, has reviewed the application and made an advisory  
5 recommendation to the Council; and

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

8           **WHEREAS**, taking into consideration the above recommendations and  
9 all other evidence entered into the record and testimony taken at the  
10 public hearings, the Council finds that such rezoning: (1) is  
11 consistent with the *2030 Comprehensive Plan*; (2) furthers the goals,  
12 objectives and policies of the *2030 Comprehensive Plan*; and (3) is  
13 not in conflict with any portion of the City's land use regulations;  
14 now, therefore

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

16           **Section 1.           Property Rezoned.**     The Subject Property is  
17 hereby rezoned and reclassified from Commercial Community/General-1  
18 (CCG-1) District, Commercial Community/General-2 (CCG-2) District,  
19 and Residential Medium Density-A (RMD-A) District to Public Buildings  
20 and Facilities-1 (PBF-1) District, as defined and classified under  
21 the Zoning Code, City of Jacksonville, Florida.

22           **Section 2.           Owner and Description.**   The Subject Property is  
23 owned by the City of Jacksonville, and is described in **Exhibit 1,**  
24 **attached hereto.**   The applicant is the City of Jacksonville, 214  
25 North Hogan Street, Suite 300, Jacksonville, Florida 32202; (904)  
26 255-8789.

27           **Section 3.           Disclaimer.**   The rezoning granted herein shall  
28 **not** be construed as an exemption from any other applicable local,  
29 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

1 or use and issuance of this rezoning is based upon acknowledgement,  
2 representation and confirmation made by the applicant(s), owners(s),  
3 developer(s) and/or any authorized agent(s) or designee(s) that the  
4 subject business, development and/or use will be operated in strict  
5 compliance with all laws. Issuance of this rezoning does **not** approve,  
6 promote or condone any practice or act that is prohibited or  
7 restricted by any federal, state or local laws.

8 **Section 4. Effective Date.** The enactment of this Ordinance  
9 shall be deemed to constitute a quasi-judicial action of the City  
10 Council and shall become effective upon signature by the Council  
11 President and Council Secretary.

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13 Form Approved:

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15           /s/ Shannon K. Eller          

16 Office of General Counsel

17 Legislation Prepared By: Erin Abney

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