

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2020-99**

5 AN ORDINANCE REZONING APPROXIMATELY .58± ACRES  
6 LOCATED IN COUNCIL DISTRICT 10 AT 8160 103<sup>RD</sup>  
7 STREET, 8190 103<sup>RD</sup> STREET AND 8191 103<sup>RD</sup>  
8 STREET, BETWEEN 103<sup>RD</sup> STREET AND OLD  
9 MIDDLEBURG ROAD (R.E. NOS. 013530-0100  
10 (PORTION), 013532-0010 (PORTION) AND 013534-  
11 0000), AS DESCRIBED HEREIN, OWNED BY JAX AUTO  
12 WHOLESALE, INC. AND MNMA HOLDINGS, INC., FROM  
13 COMMERCIAL OFFICE (CO) DISTRICT TO COMMERCIAL  
14 COMMUNITY/GENERAL-2 (CCG-2) DISTRICT, AS  
15 DEFINED AND CLASSIFIED UNDER THE ZONING CODE;  
16 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**, Jax Auto Wholesale, Inc., and MNMA Holdings, Inc.,  
22 the owners of approximately .58± acres located in Council District  
23 10 at 8160 103<sup>rd</sup> Street, 8190 103<sup>rd</sup> Street, and 8191 103<sup>rd</sup> Street,  
24 between 103<sup>rd</sup> Street and Old Middleburg Road (R.E. Nos. 013530-0100  
25 (portion), 013532-0010 (portion) and 013534-0000), as more  
26 particularly described in **Exhibit 1**, dated January 17, 2020, and  
27 graphically depicted in **Exhibit 2**, both of which are **attached**  
28 **hereto** (Subject Property), have applied for a rezoning and  
29 reclassification of the Subject Property from Commercial Office  
30 (CO) District to Commercial Community/General-2 (CCG-2) District;  
31 and

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

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

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

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

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

17           **Section 1. Property Rezoned.** The Subject Property is  
18 hereby rezoned and reclassified from Commercial Office (CO)  
19 District to Commercial Community/General-2 (CCG-2) District, as  
20 defined and classified under the Zoning Code, City of Jacksonville,  
21 Florida.

22           **Section 2. Owner and Description.** The Subject Property  
23 is owned by Jax Auto Wholesale, Inc., and MNMA Holdings, Inc., and  
24 is described in **Exhibit 1, attached hereto.** The agent is Jeff  
25 Rood, Esq., 50 North Laura Street, Suite 1100, Jacksonville,  
26 Florida 32202; (904) 632-8479.

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

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

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14 Form Approved:

15  
16 /s/ Shannon K. Eller

17 Office of General Counsel

18 Legislation Prepared By: Kaysie Cox

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