

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-538**

5 AN ORDINANCE REZONING APPROXIMATELY 1.0± ACRES  
6 LOCATED IN COUNCIL DISTRICT 5 AT 5050 SUNBEAM  
7 ROAD, BETWEEN HOOD ROAD AND SUNBEAM CENTER DRIVE  
8 (R.E. NO. 149085-0020), AS DESCRIBED HEREIN,  
9 OWNED BY RIMOUN N. SAFAR AND NORMAN SAFAR, FROM  
10 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (2020-  
11 476-E) TO PLANNED UNIT DEVELOPMENT (PUD)  
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
13 ZONING CODE, TO PERMIT ADDITIONAL COMMERCIAL  
14 USES, AS DESCRIBED IN THE REVISED 5050 SUNBEAM  
15 ROAD PUD; PROVIDING A DISCLAIMER THAT THE  
16 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
17 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
18 PROVIDING AN EFFECTIVE DATE.  
19

20 **WHEREAS**, Rimoun N. Safar and Norman Safar, the owners of  
21 approximately 1.0± acres located in 5 at 5050 Sunbeam Road, between  
22 Hood Road and Sunbeam Center Drive (R.E. No. 149085-0020), as more  
23 particularly described in **Exhibit 1**, dated May 23, 2024, and  
24 graphically depicted in **Exhibit 2**, both of which are attached hereto  
25 (the "Subject Property"), has applied for a rezoning and  
26 reclassification of the Subject Property from Planned Unit  
27 Development (PUD) District (2020-476-E) to Planned Unit Development  
28 (PUD) District, as described in Section 1 below; and

29 **WHEREAS**, the Planning Commission, acting as the local planning  
30 agency, has reviewed the application and made an advisory  
31 recommendation to the Council; and

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

3           **WHEREAS**, the Council finds that such rezoning is: (1)  
4 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,  
5 objectives and policies of the *2045 Comprehensive Plan*; and (3) is  
6 not in conflict with any portion of the City's land use regulations;  
7 and

8           **WHEREAS**, the Council finds the proposed rezoning does not  
9 adversely affect the orderly development of the City as embodied in  
10 the Zoning Code; will not adversely affect the health and safety of  
11 residents in the area; will not be detrimental to the natural  
12 environment or to the use or development of the adjacent properties  
13 in the general neighborhood; and will accomplish the objectives and  
14 meet the standards of Section 656.340 (Planned Unit Development) of  
15 the Zoning Code; 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 Planned Unit Development (PUD)  
19 District (2020-476-E) to Planned Unit Development (PUD) District.  
20 This new PUD district shall generally permit additional commercial  
21 uses, and is described, shown and subject to the following documents,  
22 attached hereto:

23           **Exhibit 1** - Legal Description dated May 23, 2024.

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

25           **Exhibit 3** - Written Description dated June 26, 2024.

26           **Exhibit 4** - Site Plan dated February 28, 2024.

27           **Section 2. Owner and Description.** The Subject Property is  
28 owned by Rimoun N. Safar and Norman Safar, and is legally described  
29 in **Exhibit 1**, attached hereto. The applicant is Paul M. Harden, Esq.,  
30 1431 Riverplace Boulevard, Suite 901, Jacksonville, Florida, 32207;  
31 (904) 396-5731.

1           **Section 3.           Disclaimer.** The rezoning granted herein shall  
2 **not** be construed as an exemption from any other applicable local,  
3 state, or federal laws, regulations, requirements, permits or  
4 approvals. All other applicable local, state or federal permits or  
5 approvals shall be obtained before commencement of the development  
6 or use and issuance of this rezoning is based upon acknowledgement,  
7 representation and confirmation made by the applicant(s), owners(s),  
8 developer(s) and/or any authorized agent(s) or designee(s) that the  
9 subject business, development and/or use will be operated in strict  
10 compliance with all laws. Issuance of this rezoning does **not** approve,  
11 promote or condone any practice or act that is prohibited or  
12 restricted by any federal, state or local laws.

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

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19 Form Approved:

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21           /s/ Dylan Reingold          

22 Office of General Counsel

23 Legislation Prepared By: Jackie Williams

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