

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-868-E**

5 AN ORDINANCE REZONING APPROXIMATELY 22.83± ACRES
6 LOCATED IN COUNCIL DISTRICT 12 AT 0 SOUTH CHAFFEE
7 ROAD, 0 BRANAN FIELD CHAFFEE ROAD AND 0 103RD
8 STREET, BETWEEN 103RD STREET AND SAMARITAN WAY
9 (R.E. NOS. 012899-0010, 012900-0410, 012900-
10 0600, 012906-0050, 012906-0060 AND 012912-0010),
11 OWNED BY RCBF PROPERTIES, LLC, AS DESCRIBED
12 HEREIN, FROM COMMERCIAL COMMUNITY/GENERAL-1
13 (CCG-1) DISTRICT TO COMMERCIAL, RESIDENTIAL AND
14 OFFICE (CRO) DISTRICT, AS DEFINED AND CLASSIFIED
15 UNDER THE ZONING CODE, PURSUANT TO FUTURE LAND
16 USE MAP SERIES (FLUMS) SMALL-SCALE AMENDMENT
17 APPLICATION NUMBER L-5633-21C; PROVIDING A
18 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
19 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
20 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
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22 **WHEREAS**, the City of Jacksonville adopted a Small-Scale
23 Amendment to the *2030 Comprehensive Plan* for the purpose of revising
24 portions of the Future Land Use Map series (FLUMs) in order to ensure
25 the accuracy and internal consistency of the plan, pursuant to
26 companion application L-5633-21C; and

27 **WHEREAS**, in order to ensure consistency of zoning district with
28 the *2030 Comprehensive Plan* and the adopted companion Small-Scale
29 Amendment L-5633-21C, an application to rezone and reclassify from
30 Commercial Community/General-1 (CCG-1) District to Commercial,

1 Residential and Office (CRO) District was filed by Cyndy Trimmer,
2 Esq., on behalf of RCBF Properties, LLC, the owner of approximately
3 22.83± acres of certain real property located in Council District 12,
4 as more particularly described in Section 1; and

5 **WHEREAS**, the Planning and Development Department, in order to
6 ensure consistency of this zoning district with the *2030 Comprehensive*
7 *Plan*, has considered the rezoning and has rendered an advisory
8 opinion; and

9 **WHEREAS**, the Planning Commission has considered the application
10 and has rendered an advisory opinion; and

11 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due
12 notice, held a public hearing and made its recommendation to the
13 Council; and

14 **WHEREAS**, the City Council, after due notice, held a public
15 hearing, and taking into consideration the above recommendations as
16 well as all oral and written comments received during the public
17 hearings, the Council finds that such rezoning is consistent with the
18 *2030 Comprehensive Plan* adopted under the comprehensive planning
19 ordinance for future development of the City of Jacksonville; now,
20 therefore

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

22 **Section 1. Subject Property Location and Description.** The
23 approximately 22.83± acres are located in Council District 12 at 0
24 South Chaffee Road, 0 Branan Field Chaffee Road and 0 103rd Street,
25 between 103rd Street and Samaritan Way (R.E. Nos. 012899-0010, 012900-
26 0410, 012900-0600, 012906-0050, 012906-0060 and 012912-0010), as more
27 particularly described in **Exhibit 1**, dated November 9, 2021, and
28 graphically depicted in **Exhibit 2**, both of which are **attached hereto**
29 and incorporated herein by this reference (the "Subject Property").

30 **Section 2. Owner and Applicant Description.** The Subject
31 Property is owned by RCBF Properties, LLC. The applicant is Cyndy

1 Trimmer, Esq., 1 Independent Drive, Suite 1200, Jacksonville, Florida
2 32202; (904) 807-0185.

3 **Section 3. Property Rezoned.** The Subject Property,
4 pursuant to adopted companion Small-Scale Amendment Application L-
5 5633-21C, is hereby rezoned and reclassified from Commercial
6 Community/General-1 (CCG-1) District to Commercial, Residential and
7 Office (CRO) District.

8 **Section 4. Contingency.** This rezoning shall not become
9 effective until thirty-one (31) days after adoption of the companion
10 Small-Scale Amendment; and further provided that if the companion
11 Small-Scale Amendment is challenged by the state land planning agency,
12 this rezoning shall not become effective until the state land planning
13 agency or the Administration Commission issues a final order
14 determining the companion Small-Scale Amendment is in compliance with
15 Chapter 163, *Florida Statutes*.

16 **Section 5. Disclaimer.** The rezoning granted herein
17 shall not be construed as an exemption from any other applicable
18 local, state, or federal laws, regulations, requirements, permits or
19 approvals. All other applicable local, state or federal permits or
20 approvals shall be obtained before commencement of the development
21 or use and issuance of this rezoning is based upon acknowledgement,
22 representation and confirmation made by the applicant(s), owner(s),
23 developer(s) and/or any authorized agent(s) or designee(s) that the
24 subject business, development and/or use will be operated in strict
25 compliance with all laws. Issuance of this rezoning does not approve,
26 promote or condone any practice or act that is prohibited or
27 restricted by any federal, state or local laws.

28 **Section 6. Effective Date.** The enactment of this Ordinance
29 shall be deemed to constitute a quasi-judicial action of the City
30 Council and shall become effective upon signature by the Council
31 President and the Council Secretary.

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Form Approved:

 /s/ Mary E. Staffopoulos

Office of General Counsel

Legislation Prepared By: Kaysie Cox

GC-#1480501-v1-2021-868-E