

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2021-536**

5 AN ORDINANCE REZONING APPROXIMATELY 3.23± ACRES  
6 LOCATED IN COUNCIL DISTRICT 1 AT 1010 MILL CREEK  
7 ROAD, BETWEEN REGENCY SQUARE BOULEVARD AND  
8 ELONDO STREET (R.E. NO. 121150-0100), AS  
9 DESCRIBED HEREIN, OWNED BY MIREYA'S LAND,  
10 "LLC", FROM COMMERCIAL OFFICE (CO) DISTRICT TO  
11 COMMERCIAL, RESIDENTIAL AND OFFICE (CRO)  
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
13 ZONING CODE; PROVIDING A DISCLAIMER THAT THE  
14 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
15 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
16 PROVIDING AN EFFECTIVE DATE.  
17

18 **WHEREAS**, Mireya's Land, "LLC", the owner of approximately 3.23±  
19 acres located in Council District 1 at 1010 Mill Creek Road, between  
20 Regency Square Boulevard and Elondo Street (R.E. No. 121150-0100),  
21 as more particularly described in **Exhibit 1**, dated July 26, 2021, and  
22 graphically depicted in **Exhibit 2**, both of which are **attached hereto**  
23 (the "Subject Property"), has applied for a rezoning and  
24 reclassification of the Subject Property from Commercial Office (CO)  
25 District to Commercial, Residential and Office (CRO) District; and

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

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

31 **WHEREAS**, the Land Use and Zoning Committee, after due notice and

1 public hearing has made its recommendation to the Council; and

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

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

10       **Section 1. Property Rezoned.** The Subject Property is  
11 hereby rezoned and reclassified from Commercial Office (CO) District  
12 to Commercial, Residential and Office (CRO) District, as defined and  
13 classified under the Zoning Code, City of Jacksonville, Florida.

14       **Section 2. Owner and Description.** The Subject Property is  
15 owned by Mireya's Land, "LLC", and is described in **Exhibit 1, attached**  
16 **hereto**. The applicant is Charles Blumstein, Esq., P.O. Box 330583,  
17 Atlantic Beach, Florida 32233; (904) 386-0704.

18       **Section 3. Disclaimer.** The rezoning granted herein shall  
19 **not** be construed as an exemption from any other applicable local,  
20 state, or federal laws, regulations, requirements, permits or  
21 approvals. All other applicable local, state or federal permits or  
22 approvals shall be obtained before commencement of the development  
23 or use and issuance of this rezoning is based upon acknowledgement,  
24 representation and confirmation made by the applicant(s), owners(s),  
25 developer(s) and/or any authorized agent(s) or designee(s) that the  
26 subject business, development and/or use will be operated in strict  
27 compliance with all laws. Issuance of this rezoning does **not** approve,  
28 promote or condone any practice or act that is prohibited or  
29 restricted by any federal, state or local laws.

30       **Section 4. Effective Date.** The enactment of this Ordinance  
31 shall be deemed to constitute a quasi-judicial action of the City

1 Council and shall become effective upon signature by the Council  
2 President and Council Secretary.

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4 Form Approved:

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6           /s/ Mary E. Staffopoulos          

7 Office of General Counsel

8 Legislation Prepared By: Arimus Wells

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