

1 Introduced by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2024-280-E**

5 AN ORDINANCE REZONING APPROXIMATELY 0.21± ACRES
6 LOCATED IN COUNCIL DISTRICT 5 AT 3694 GRANDY
7 AVENUE, BETWEEN EMERSON STREET AND LAKEWOOD ROAD
8 (R.E. NO. 070258-0000), AS DESCRIBED HEREIN,
9 OWNED BY EMERSON OFFICE COMPLEX II, LLC, FROM
10 COMMERCIAL OFFICE (CO) DISTRICT TO RESIDENTIAL
11 OFFICE (RO) DISTRICT, AS DEFINED AND CLASSIFIED
12 UNDER THE ZONING CODE; PROVIDING A DISCLAIMER
13 THAT THE REZONING GRANTED HEREIN SHALL NOT BE
14 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
15 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
16

17 **WHEREAS**, Emerson Office Complex II, LLC, the owner of
18 approximately 0.21± acres located in Council District 5 at 3694 Grandy
19 Avenue, between Emerson Street and Lakewood Road (R.E. No. 070258-
20 0000), as more particularly described in **Exhibit 1**, dated March 6,
21 2024, and graphically depicted in **Exhibit 2**, both of which are
22 attached hereto (the "Subject Property"), has applied for a rezoning
23 and reclassification of the Subject Property from Commercial Office
24 (CO) District to Residential Office (RO) District; and

25 **WHEREAS**, the Planning and Development Department has
26 considered the application and has rendered an advisory
27 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 (LUZ) Committee, after due

1 notice, held a public hearing and made its recommendation to the
2 Council; and

3 **WHEREAS,** taking into consideration the above recommendations
4 and all other evidence entered into the record and testimony taken
5 at the public hearings, the Council finds that such rezoning: (1) is
6 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
7 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
8 not in conflict with any portion of the City's land use regulations;
9 now therefore

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

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

15 **Section 2. Owner and Description.** The Subject Property is
16 owned by Emerson Office Complex II, LLC, and is legally described in
17 **Exhibit 1**, attached hereto. The applicant is Stephen Smith, Esq., 501
18 West Bay Street, Suite 100, Jacksonville, Florida 32202; (800) 990-
19 8400.

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

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

5
6 Form Approved:

7
8 /s/ Mary E. Staffopoulos

9 Office of General Counsel

10 Legislation Prepared by: Jacquelyn Williams

11 GC-#1620963-v1-2024-280_(Z-5485).docx