

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-835**

5 AN ORDINANCE REZONING APPROXIMATELY 14.30± ACRES
6 LOCATED IN COUNCIL DISTRICT 11 AT 5335 GATE
7 PARKWAY, BETWEEN J. TURNER BUTLER BOULEVARD AND
8 GATE PARKWAY (R.E. NO. 167742-1565), AS
9 DESCRIBED HEREIN, OWNED BY DUN & BRADSTREET,
10 INC., A DELAWARE CORPORATION, FROM COMMERCIAL
11 OFFICE (CO) DISTRICT AND INDUSTRIAL BUSINESS
12 PARK (IBP) DISTRICT TO PLANNED UNIT DEVELOPMENT
13 (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER
14 THE ZONING CODE, TO PERMIT MEDICAL AND
15 PROFESSIONAL OFFICE USES, AS DESCRIBED IN THE
16 TOWN CENTER II PUD; PROVIDING A DISCLAIMER THAT
17 THE REZONING GRANTED HEREIN SHALL NOT BE
18 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
19 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
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21 **WHEREAS**, Dun & Bradstreet, Inc., a Delaware corporation, owner
22 of approximately 14.30± acres located in Council District 11 at 5335
23 Gate Parkway (R.E. No. 167742-1565), as more particularly described
24 in **Exhibit 1**, dated September 3, 2021, and graphically depicted in
25 **Exhibit 2**, both of which are **attached hereto** (the "Subject Property"),
26 has applied for a rezoning and reclassification of that property from
27 Commercial Office (CO) District and Industrial Business Park (IBP)
28 District to Planned Unit Development (PUD) District, as described in
29 Section 1 below; and

30 **WHEREAS**, the Planning Commission has considered the application
31 and has rendered an advisory opinion; and

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

3 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
4 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives
5 and policies of the *2030 Comprehensive Plan*; and (3) is not in
6 conflict with any portion of the City's land use regulations; and

7 **WHEREAS**, the Council finds the proposed rezoning does not
8 adversely affect the orderly development of the City as embodied in
9 the Zoning Code; will not adversely affect the health and safety of
10 residents in the area; will not be detrimental to the natural
11 environment or to the use or development of the adjacent properties
12 in the general neighborhood; and will accomplish the objectives and
13 meet the standards of Section 656.340 (Planned Unit Development) of
14 the Zoning Code; now, therefore

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

16 **Section 1. Property Rezoned.** The Subject Property is
17 hereby rezoned and reclassified from Commercial Office (CO) District
18 and Industrial Business Park (IBP) District to Planned Unit
19 Development (PUD) District. This new PUD District shall generally
20 permit medical and professional office uses, and is described, shown
21 and subject to the following documents, **attached hereto**:

22 **Exhibit 1** - Legal Description dated September 3, 2021.

23 **Exhibit 2** - Subject Property Map (prepared by P&DD).

24 **Exhibit 3** - Written Description dated October 8, 2021.

25 **Exhibit 4** - Site Plan dated August 17, 2021.

26 **Section 2. Owner and Description.** The Subject Property
27 is owned by Dun & Bradstreet, Inc., a Delaware corporation, and is
28 legally described in **Exhibit 1, attached hereto**. The applicant is
29 Steve Diebenow, Esq., One Independent Drive, Suite 1200,
30 Jacksonville, Florida 32202; (904) 301-1269.

31 **Section 3. Disclaimer.** The rezoning granted herein

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

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

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17 Form Approved:

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19 /s/ Mary E. Staffopoulos

20 Office of General Counsel

21 Legislation Prepared By: Bruce Lewis

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