

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-748-E**

5 AN ORDINANCE REZONING APPROXIMATELY 1.29± ACRES
6 LOCATED IN COUNCIL DISTRICT 9 AT 5911 TIMUQUANA
7 ROAD AND 0 TIMUQUANA ROAD (R.E. NOS. 097708-
8 1050, 097708-1100, 097708-1110, 097708-1120,
9 097708-1130, 097708-1140, 097708-1150, 097708-
10 1160, 097708-1170, 097708-1180, 097708-1190,
11 097708-1200, 097708-1210, 097708-1220 AND
12 097929-0101), BETWEEN CREEKSIDE CROSSING DRIVE
13 AND EULACE ROAD, AS DESCRIBED HEREIN, OWNED BY
14 CASTOM, LLC, TIMUQUANA OFFICE PARK ASSOCIATION,
15 INC, TRUONG INVESTMENT GROUP, LLC, LIMA RE
16 HOLDINGS II, LLC, AND LIMA BEAN LLC, FROM
17 COMMERCIAL OFFICE (CO) DISTRICT TO COMMERCIAL
18 NEIGHBORHOOD (CN) DISTRICT, AS DEFINED AND
19 CLASSIFIED UNDER THE ZONING CODE; PROVIDING A
20 DISCLAIMER THAT THE REZONING GRANTED HEREIN
21 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
22 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
23 DATE.
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25 **WHEREAS,** Castom, LLC, Timuquana Office Park Association, Inc,
26 Truong Investment Group, LLC, Lima RE Holdings II, LLC, and Lima Bean
27 LLC, the owners of approximately 1.29± acres located in Council
28 District 9 at 5911 Timuquana Road and 0 Timuquana Road (R.E. Nos.
29 097708-1050, 097708-1100, 097708-1110, 097708-1120, 097708-1130,
30 097708-1140, 097708-1150, 097708-1160, 097708-1170, 097708-1180,
31 097708-1190, 097708-1200, 097708-1210, 097708-1220 and 097929-0101),

1 between Creekside Crossing Drive and Eulace Road, as more particularly
2 described in **Exhibit 1**, dated September 16, 2021, and graphically
3 depicted in **Exhibit 2**, both of which are **attached hereto** (the "Subject
4 Property"), have applied for a rezoning and reclassification of the
5 Subject Property from Commercial Office (CO) District to Commercial
6 Neighborhood (CN) District; and

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

9 **WHEREAS**, the Planning Commission, acting as the local planning
10 agency, has reviewed the application and made an advisory
11 recommendation to the Council; and

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

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

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

22 **Section 1. Property Rezoned.** The Subject Property is
23 hereby rezoned and reclassified from Commercial Office (CO) District
24 to Commercial Neighborhood (CN) District, as defined and classified
25 under the Zoning Code, City of Jacksonville, Florida.

26 **Section 2. Owner and Description.** The Subject Property is
27 owned by Castom, LLC, Timuquana Office Park Association, Inc, Truong
28 Investment Group, LLC, Lima RE Holdings II, LLC, and Lima Bean LLC,
29 and is described in **Exhibit 1, attached hereto**. The applicant is
30 Lara Hips, 1650 Margaret Street, # 323, Jacksonville, Florida 32204;
31 (904) 781-2654.

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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18 Form Approved:

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20 /s/ Mary E. Staffopoulos

21 Office of General Counsel

22 Legislation Prepared By: Arimus Wells

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