

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-873**

5 AN ORDINANCE REZONING APPROXIMATELY 2.48± ACRES
6 LOCATED IN COUNCIL DISTRICT 7 AT 10865 HARTS
7 ROAD, BETWEEN DUNN AVENUE AND BERTHA STREET
8 (R.E. NO. 044140-0030), AS DESCRIBED HEREIN,
9 OWNED BY THE CITY OF JACKSONVILLE, A FLORIDA
10 MUNICIPAL CORPORATION, FROM COMMERCIAL
11 COMMUNITY/GENERAL-1 (CCG-1) DISTRICT TO PUBLIC
12 BUILDINGS AND FACILITIES-1 (PBF-1) DISTRICT, AS
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE;
14 PROVIDING A DISCLAIMER THAT THE REZONING
15 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
16 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
17 PROVIDING AN EFFECTIVE DATE.
18

19 **WHEREAS**, the City of Jacksonville, a Florida municipal
20 corporation, owner of approximately 2.48± acres located in Council
21 District 7 at 10865 Harts Road, between Dunn Avenue and Bertha Street
22 (R.E. No. 044140-0030), as more particularly described in **Exhibit 1**,
23 dated November 1, 2021, and graphically depicted in **Exhibit 2**, both
24 of which are **attached hereto** (the "Subject Property"), has applied
25 for a rezoning and reclassification of the Subject Property from
26 Commercial Community/General-1 (CCG-1) District to Public Buildings
27 and Facilities-1 (PBF-1) District; and

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

30 **WHEREAS**, the Planning Commission, acting as the local planning
31 agency, has reviewed the application and made an advisory

1 recommendation to the Council; and

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

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

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

12 **Section 1. Property Rezoned.** The Subject Property is
13 hereby rezoned and reclassified from Commercial Community/General-1
14 (CCG-1) District to Public Buildings and Facilities-1 (PBF-1)
15 District, as defined and classified under the Zoning Code, City of
16 Jacksonville, Florida.

17 **Section 2. Owner and Description.** The Subject Property is
18 owned by the City of Jacksonville, a Florida municipal corporation,
19 and is described in **Exhibit 1, attached hereto**. The applicant is the
20 City of Jacksonville, 214 North Hogan Street, Suite 300, Jacksonville,
21 Florida 32202; (904) 255-7800.

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

1 promote or condone any practice or act that is prohibited or
2 restricted by any federal, state or local laws.

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

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8 Form Approved:

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10 /s/ Mary E. Staffopoulos

11 Office of General Counsel

12 Legislation Prepared By: Kaysie Cox

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