

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

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.  
20

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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