

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-249**

5 AN ORDINANCE REZONING APPROXIMATELY 4.25± ACRES
6 LOCATED IN COUNCIL DISTRICT 12 AT 0 103RD
7 STREET, BETWEEN CONNIE JEAN ROAD AND MAGNOLIA
8 VALLEY DRIVE (R.E. NO. 012969-0000), AS
9 DESCRIBED HEREIN, OWNED BY 103RD STREET STORAGE,
10 LLC, FROM COMMERCIAL COMMUNITY/GENERAL-1 (CCG-
11 1) DISTRICT, COMMERCIAL OFFICE (CO) DISTRICT AND
12 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (1987-
13 0871) TO PLANNED UNIT DEVELOPMENT (PUD)
14 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
15 ZONING CODE, TO PERMIT COMMERCIAL USES, AS
16 DESCRIBED IN THE 103RD STREET PUD; PROVIDING A
17 DISCLAIMER THAT THE REZONING GRANTED HEREIN
18 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
19 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
20 DATE.

21
22 **WHEREAS**, 103RD Street Storage, LLC, the owner of approximately
23 4.25± acres, located in Council District 12 at 0 103rd Street, between
24 Connie Jean Road and Magnolia Valley Drive (R.E. No. 012969-0000),
25 as more particularly described in **Exhibit 1**, dated October 27, 2021,
26 and graphically depicted in **Exhibit 2**, both of which are **attached**
27 **hereto** (the "Subject Property"), has applied for a rezoning and
28 reclassification of the Subject Property from Commercial
29 Community/General-1 (CCG-1) District, Commercial Office (CO) District
30 and Planned Unit Development (PUD) District (1987-0871) to Planned
31 Unit Development (PUD) District, as described in Section 1 below; and

1 **WHEREAS**, the Planning Commission has considered the application
2 and has rendered an advisory opinion; and

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

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

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

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

18 **Section 1. Property Rezoned.** The Subject Property is
19 hereby rezoned and reclassified from Commercial Community/General-1
20 (CCG-1) District, Commercial Office (CO) District and Planned Unit
21 Development (PUD) District (1987-0871) to Planned Unit Development
22 (PUD) District. This new PUD district shall generally permit
23 commercial uses, and is described, shown and subject to the following
24 documents, **attached hereto**:

25 **Exhibit 1** - Legal Description dated October 27, 2021.

26 **Exhibit 2** - Subject Property per P&DD.

27 **Exhibit 3** - Written Description dated November 30, 2021.

28 **Exhibit 4** - Site Plan dated September 24, 2021.

29 **Section 2. Owner and Applicant Description.** The Subject
30 Property is owned by 103rd Street Storage, LLC and is legally described
31 in **Exhibit 1, attached hereto**. The applicant is Cyndy Trimmer, Esq.,

1 1 Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)
2 807-0185.

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

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

19
20 Form Approved:

21
22 /s/ Mary E. Staffopoulos

23 Office of General Counsel

24 Legislation Prepared By: Connor Corrigan

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