

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-152-E**

5 AN ORDINANCE REZONING APPROXIMATELY 1.46± ACRES,
6 LOCATED IN COUNCIL DISTRICT 9 AT 0 CANAL STREET,
7 3134 CANAL STREET AND 3124 CANAL STREET (R.E.
8 NOS. 084320-0000, 084321-0000, 084322-0000 AND
9 084323-0010), BETWEEN MARTIN LUTHER KING, JR.
10 PARKWAY AND 23RD STREET WEST, AS DESCRIBED
11 HEREIN, OWNED BY TRC CANAL, LLC, FROM PLANNED
12 UNIT DEVELOPMENT (PUD) DISTRICT (2021-6-E) TO
13 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
14 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
15 PERMIT COMMERCIAL USES, AS DESCRIBED IN THE
16 AMENDED MLK JR. & CANAL ST. 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**, the owners of approximately 1.46± acres, located in
23 Council District 9 at 0 Canal Street, 3134 Canal Street and 3124
24 Canal Street, between Martin Luther King, Jr. Parkway and 23rd Street
25 West (R.E. Nos. 084320-0000, 084321-0000, 084322-0000 and 084323-
26 0010), as more particularly described in **Exhibit 1**, dated February
27 17, 2022, and graphically depicted in **Exhibit 2**, both of which are
28 **attached hereto** (the "Subject Property"), have applied for a rezoning
29 and reclassification of the Subject Property from Planned Unit
30 Development (PUD) District (2021-6-E) to Planned Unit Development
31 (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 Planned Unit Development (PUD)
20 District (2021-6-E) to Planned Unit Development (PUD) District. This
21 new PUD district shall generally permit commercial uses, and is
22 described, shown and subject to the following documents, **attached**
23 **hereto**:

24 **Exhibit 1** - Legal Description dated February 17, 2022.

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

26 **Exhibit 3** - Written Description dated February 17, 2022.

27 **Exhibit 4** - Site Plan dated February 17, 2022.

28 **Section 2. Owner and Description.** The Subject Property
29 is owned by TRC Canal, LLC, and is legally described in **Exhibit 1,**
30 **attached hereto**. The applicant is Paul Harden, Esq., 1431 Riverplace
31 Boulevard, Suite 901, Jacksonville, Florida 32207; (904) 396-5731.

1 **Section 3. Disclaimer.** The rezoning granted herein
2 shall **not** be construed as an exemption from any other applicable
3 local, 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), owner(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 the 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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