

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-393**

5 AN ORDINANCE REZONING APPROXIMATELY 1.01± ACRES,
6 LOCATED IN COUNCIL DISTRICT 5 AT 5711 RICHARD
7 STREET, BETWEEN RICHARD STREET AND CAGLE ROAD
8 (R.E. NO. 153067-0100), AS DESCRIBED HEREIN,
9 OWNED BY SOUTHSIDE EURO LLC, FROM COMMERCIAL
10 COMMUNITY/GENERAL-1 (CCG-1) DISTRICT TO PLANNED
11 UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
12 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
13 COMMERCIAL USES, AS DESCRIBED IN THE 5711
14 RICHARD STREET PUD; PROVIDING A DISCLAIMER THAT
15 THE REZONING GRANTED HEREIN SHALL NOT BE
16 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
17 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
18

19 **WHEREAS**, Southside Euro LLC, the owner of approximately 1.01±
20 acres located in Council District 5 at 5711 Richard Street, between
21 Richard Street and Cagle Road (R.E. No. 153067-0100), as more
22 particularly described in **Exhibit 1**, dated October 7, 2021, and
23 graphically depicted in **Exhibit 2**, both of which are **attached hereto**
24 (the "Subject Property"), has applied for a rezoning and
25 reclassification of that property from Commercial Community/General-
26 1 (CCG-1) District to Planned Unit Development (PUD) District, as
27 described in Section 1 below; and

28 **WHEREAS**, the Planning Commission has considered the application
29 and has rendered an advisory opinion; and

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

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

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

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

14 **Section 1. Property Rezoned.** The Subject Property is
15 hereby rezoned and reclassified from Commercial Community/General-1
16 (CCG-1) District to Planned Unit Development (PUD) District. This
17 new PUD district shall generally permit commercial uses, and is
18 described, shown and subject to the following documents, **attached**
19 **hereto:**

20 **Exhibit 1** - Legal Description dated October 7, 2021.

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

22 **Exhibit 3** - Written Description dated December 7, 2021.

23 **Exhibit 4** - Site Plan dated December 1, 2021.

24 **Section 2. Owner and Description.** The Subject Property
25 is owned by Southside Euro LLC and is legally described in **Exhibit**
26 **1, attached hereto.** The applicant is Cyndy Trimmer, Esq., 1
27 Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)
28 807-0185.

29 **Section 3. Disclaimer.** The rezoning granted herein
30 shall **not** be construed as an exemption from any other applicable
31 local, state, or federal laws, regulations, requirements, permits or

