

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

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**, 103<sup>RD</sup> Street Storage, LLC, the owner of approximately  
23 4.25± acres, located in Council District 12 at 0 103<sup>rd</sup> 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 103<sup>rd</sup> 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.

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20 Form Approved:

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22           /s/ Mary E. Staffopoulos          

23 Office of General Counsel

24 Legislation Prepared By: Connor Corrigan

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