Introduced by the Land Use and Zoning Committee:

2

1

3

4

5

7

6

8

10

11

12

13

1415

16

17

18

19

20

21

2223

24

25

2627

28

29

30

31

ORDINANCE 2022-347-E

AN ORDINANCE REZONING APPROXIMATELY 0.72± ACRES LOCATED IN COUNCIL DISTRICT 11 AT 9421 BAYMEADOWS ROAD, BETWEEN BAYMEADOWS CIRCLE EAST AND PASEO DRIVE EAST (R.E. NO. 148521-0025), OWNED BY REGIONS BANK, AS SUCCESSOR BY MULTIPLE MERGERS TO AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION OF DUVAL COUNTY, FLORIDA, AS DESCRIBED HEREIN, FROM COMMERCIAL, RESIDENTIAL AND OFFICE (CRO) DISTRICT TO COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE, PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS) SMALL-SCALE AMENDMENT APPLICATION NUMBER L-5700-22C; PROVIDING A DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL NOT CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Jacksonville adopted a Small-Scale Amendment to the 2030 Comprehensive Plan for the purpose of revising portions of the Future Land Use Map series (FLUMs) in order to ensure the accuracy and internal consistency of the plan, pursuant to companion application L-5700-22C; and

WHEREAS, in order to ensure consistency of zoning district with the 2030 Comprehensive Plan and the adopted companion Small-Scale Amendment L-5700-22C, an application to rezone and reclassify from Commercial, Residential and Office (CRO) District to Commercial Community/General-1 (CCG-1) District was filed by Jason Gabriel, Esq,

on behalf of the owner of approximately $0.72\pm$ acres of certain real property in Council District 11, as more particularly described in Section 1; and

WHEREAS, the Planning and Development Department, in order to ensure consistency of this zoning district with the 2030 Comprehensive Plan, has considered the rezoning and has rendered an advisory opinion; and

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

WHEREAS, the Land Use and Zoning (LUZ) Committee, after due notice, held a public hearing and made its recommendation to the Council; and

WHEREAS, the City Council, after due notice, held a public hearing, and taking into consideration the above recommendations as well as all oral and written comments received during the public hearings, the Council finds that such rezoning is consistent with the 2030 Comprehensive Plan adopted under the comprehensive planning ordinance for future development of the City of Jacksonville; now, therefore

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

Section 1. Subject Property Location and Description. The approximately 0.72± acres are located in Council District 11 at 9421 Baymeadows Road, between Baymeadows Circle East and Paseo Drive East (R.E. No. 148521-0025), as more particularly described in Exhibit 1, dated April 4, 2022, and graphically depicted in Exhibit 2, both of which are attached hereto and incorporated herein by this reference (the "Subject Property").

Section 2. Owner and Applicant Description. The Subject Property is owned by Regions Bank, as successor by merger to AmSouth Bank (formerly known as AmSouth Bank of Florida), who in turn is successor by merger to FloridaBank, a Federal Savings Bank,

formerly known as American Federal Savings and Loan Association of Duval County, Florida. The applicant is Jason Gabriel, Esq., 50 North Laura Street, Suite 3000, Jacksonville, Florida 32202; (904) 232-7211.

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

Section 3. Property Rezoned. The Subject Property, pursuant to adopted companion Small-Scale Amendment Application L-5700-22C, is hereby rezoned and reclassified from Commercial, Residential and Office (CRO) District Commercial to Community/General-1 (CCG-1) District.

Section 4. Contingency. This rezoning shall not become effective until thirty-one (31) days after adoption of the companion Small-Scale Amendment; and further provided that if the companion Small-Scale Amendment is challenged by the state land planning agency, this rezoning shall not become effective until the state land planning agency or the Administration Commission issues a final order determining the companion Small-Scale Amendment is in compliance with Chapter 163, Florida Statutes.

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

Section 6. Effective Date. The enactment of this Ordinance shall be deemed to constitute a quasi-judicial action of the City

Council and shall become effective upon signature by the Council
President and the Council Secretary.

Form Approved:

/s/ Mary E. Staffopoulos

Office of General Counsel
Legislation Prepared By: Erin Abney

GC-#1496438-v1-2022-347_(Z-4202).docx