

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-831**

5 AN ORDINANCE REZONING APPROXIMATELY 0.94± ACRES
6 LOCATED IN COUNCIL DISTRICT 7 AT 12748 PULASKI
7 ROAD AND 940 NEW BERLIN ROAD, BETWEEN NEW BERLIN
8 ROAD AND PULASKI ROAD (R.E. NOS. 106668-0000,
9 106668-0100 AND 106672-0000), AS DESCRIBED
10 HEREIN, OWNED BY OXBOW JAX LLC, FROM COMMERCIAL
11 OFFICE (CO) DISTRICT TO COMMERCIAL
12 COMMUNITY/GENERAL-1 (CCG-1) DISTRICT, AS DEFINED
13 AND CLASSIFIED UNDER THE ZONING CODE; PROVIDING
14 A DISCLAIMER THAT THE REZONING GRANTED HEREIN
15 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
16 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
17 DATE.
18

19 **WHEREAS**, Oxbow Jax LLC, the owner of approximately 0.94± acres
20 located in Council District 7 at 12748 Pulaski Road and 940 New Berlin
21 Road, between New Berlin Road and Pulaski Road (R.E. Nos. 106668-
22 0000, 106668-0100 and 106672-0000), as more particularly described
23 in **Exhibit 1**, dated September 12, 2022, and graphically depicted in
24 **Exhibit 2**, both of which are attached hereto (the "Subject Property"),
25 has applied for a rezoning and reclassification of the Subject
26 Property from Commercial Office (CO) District to Commercial
27 Community/General-1 (CCG-1) District; and

28 **WHEREAS**, the Planning and Development Department has considered
29 the application and has rendered an advisory recommendation; and

30 **WHEREAS**, the Planning Commission, acting as the local planning
31 agency, has reviewed the application and made an advisory

1 recommendation to the Council; and

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

5 **WHEREAS**, taking into consideration the above recommendations and
6 all other evidence entered into the record and testimony taken at the
7 public hearings, the Council finds that such rezoning: (1) is
8 consistent with the *2030 Comprehensive Plan*; (2) furthers the goals,
9 objectives and policies of the *2030 Comprehensive Plan*; and (3) is
10 not in conflict with any portion of the City's land use regulations;
11 now, therefore

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

13 **Section 1. Property Rezoned.** The Subject Property is
14 hereby rezoned and reclassified from Commercial Office (CO) District
15 to Commercial Community/General-1 (CCG-1) District, as defined and
16 classified under the Zoning Code, City of Jacksonville, Florida.

17 **Section 2. Owner and Description.** The Subject Property is
18 owned by Oxbow Jax LLC and is described in **Exhibit 1**, attached hereto.
19 The applicant is Staci Rewis, Esq., One Independent Drive, Suite
20 1200, Jacksonville, Florida 32202; (904) 301-1269.

21 **Section 3. Disclaimer.** The rezoning granted herein shall
22 **not** be construed as an exemption from any other applicable local,
23 state, or federal laws, regulations, requirements, permits or
24 approvals. All other applicable local, state or federal permits or
25 approvals shall be obtained before commencement of the development
26 or use and issuance of this rezoning is based upon acknowledgement,
27 representation and confirmation made by the applicant(s), owners(s),
28 developer(s) and/or any authorized agent(s) or designee(s) that the
29 subject business, development and/or use will be operated in strict
30 compliance with all laws. Issuance of this rezoning does **not** approve,
31 promote or condone any practice or act that is prohibited or

1 restricted by any federal, state or local laws.

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

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7 Form Approved:

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9 /s/ Mary E. Staffopoulos

10 Office of General Counsel

11 Legislation Prepared By: Kaysie Cox

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