

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-6**

5 AN ORDINANCE REZONING APPROXIMATELY 2.49± ACRES,
6 LOCATED IN COUNCIL DISTRICT 4 AT 2190 ST. JOHNS
7 BLUFF ROAD SOUTH, BETWEEN BRADLEY ROAD AND
8 FRASER ROAD (R.E. NO. 163804-0100), AS
9 DESCRIBED HEREIN, OWNED BY KC HOLDINGS OF NORTH
10 FLORIDA, LLC, FROM INDUSTRIAL BUSINESS PARK
11 (IBP) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
13 ZONING CODE, TO PERMIT COMMERCIAL, OFFICE AND
14 LIGHT INDUSTRIAL USES, AS DESCRIBED IN THE KC
15 HOLDINGS PUD; PROVIDING A DISCLAIMER THAT THE
16 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
17 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
18 PROVIDING AN EFFECTIVE DATE.
19

20 **WHEREAS**, KC Holdings of North Florida, LLC, the owner of
21 approximately 2.49± acres located in Council District 4 at 2190 St.
22 Johns Bluff Road South, between Bradley Road and Fraser Road (R.E.
23 No. 163804-0100), as more particularly described in **Exhibit 1**, dated
24 September 7, 2022, and graphically depicted in **Exhibit 2**, both of
25 which are attached hereto (the "Subject Property"), have applied for
26 a rezoning and reclassification of the Subject Property from
27 Industrial Business Park (IBP) District to Planned Unit Development
28 (PUD) District, as described in Section 1 below; and

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

31 **WHEREAS**, the Land Use and Zoning Committee, after due notice and

1 public hearing, has made its recommendation to the Council; and

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

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

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

15 **Section 1. Property Rezoned.** The Subject Property is
16 hereby rezoned and reclassified from Industrial Business Park (IBP)
17 District to Planned Unit Development (PUD) District. This new PUD
18 district shall generally permit commercial, office and light
19 industrial uses, and is described, shown and subject to the following
20 documents, attached hereto:

21 **Exhibit 1** - Legal Description dated September 7, 2022.

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

23 **Exhibit 3** - Written Description dated November 29, 2022.

24 **Exhibit 4** - Site Plan dated February 16, 2022.

25 **Section 2. Owner and Applicant Description.** The Subject
26 Property is owned by KC Holdings of North Florida, LLC, and is legally
27 described in **Exhibit 1**, attached hereto. The applicant is Curtis
28 Hart, 8051 Tara Lane, Jacksonville, Florida 32216; (904) 993-5008.

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

1 approvals. All other applicable local, state or federal permits or
2 approvals shall be obtained before commencement of the development
3 or use and issuance of this rezoning is based upon acknowledgement,
4 representation and confirmation made by the applicant(s), owner(s),
5 developer(s) and/or any authorized agent(s) or designee(s) that the
6 subject business, development and/or use will be operated in strict
7 compliance with all laws. Issuance of this rezoning does **not** approve,
8 promote or condone any practice or act that is prohibited or
9 restricted by any federal, state or local laws.

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

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15 Form Approved:

16
17 /s/ Mary E. Staffopoulos

18 Office of General Counsel

19 Legislation Prepared By: Kaysie Cox

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