

1 Introduced by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2023-128**

5 AN ORDINANCE REZONING APPROXIMATELY 5.39± ACRES
6 LOCATED IN COUNCIL DISTRICT 2 AT 0 CEDAR POINT
7 ROAD, BETWEEN BONEY ROAD AND TEEGER ROAD (R.E.
8 NO. 159845-0000), AS DESCRIBED HEREIN, OWNED BY
9 THE CITY OF JACKSONVILLE, FROM COMMERCIAL OFFICE
10 (CO) DISTRICT TO PUBLIC BUILDINGS AND FACILITIES-
11 1 (PBF-1) DISTRICT, AS DEFINED AND CLASSIFIED
12 UNDER THE ZONING CODE; PROVIDING A DISCLAIMER
13 THAT THE REZONING GRANTED HEREIN SHALL NOT BE
14 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
15 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
16

17 **WHEREAS**, the City of Jacksonville, owner of approximately 5.39±
18 acres located in Council District 2 at 0 Cedar Point Road, between
19 Boney Road and Teeger Road (R.E. No. 159845-0000), as more
20 particularly described in **Exhibit 1**, dated January 31, 2023, and
21 graphically depicted in **Exhibit 2**, both of which are attached hereto
22 (the "Subject Property"), has applied for a rezoning and
23 reclassification of the Subject Property from Commercial Office (CO)
24 District to Public Buildings and Facilities-1 (PBF-1) District; and

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

27 **WHEREAS**, the Planning Commission, acting as the local planning
28 agency, has reviewed the application and made an advisory
29 recommendation to the Council; and

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

1 Council; and

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

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

10 **Section 1. Property Rezoned.** The Subject Property is
11 hereby rezoned and reclassified from Commercial Office (CO) District
12 to Public Buildings and Facilities-1 (PBF-1) District, as defined and
13 classified under the Zoning Code, City of Jacksonville, Florida.

14 **Section 2. Owner and Description.** The Subject Property is
15 owned by the City of Jacksonville and is described in **Exhibit 1**,
16 attached hereto. The applicant is the City of Jacksonville, 214
17 North Hogan Street, Suite 300, Jacksonville, Florida 32202; (904)
18 255-7800.

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

31 **Section 4. Effective Date.** The enactment of this Ordinance

1 shall be deemed to constitute a quasi-judicial action of the City
2 Council and shall become effective upon signature by the Council
3 President and Council Secretary.

4

5 Form Approved:

6

7 /s/ Mary E. Staffopoulos

8 Office of General Counsel

9 Legislation Prepared By: Caroline Fulton

10 GC-#1548798-v1-2023-128_(Z-4758).docx