

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

4 **ORDINANCE 2022-855-E**

5 AN ORDINANCE REZONING APPROXIMATELY 11.87±  
6 ACRES, LOCATED IN COUNCIL DISTRICT 10 AT 0 JONES  
7 BRANCH CIRCLE AND 7264 JONES BRANCH CIRCLE,  
8 BETWEEN JONES BRANCH BOULEVARD AND THE CSX  
9 TRANSPORTATION RAIL LINE (R.E. NOS. 003388-0105,  
10 003388-0120, 003388-0130, 003388-0300 AND  
11 003388-0350), AS DESCRIBED HEREIN, OWNED BY  
12 JONES CREEK COMMERCIAL, INC., FROM PLANNED UNIT  
13 DEVELOPMENT (PUD) DISTRICT (2006-485-E) TO  
14 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
15 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
16 PERMIT COMMERCIAL USES, INCLUDING TRACTOR  
17 TRAILER STORAGE, AS DESCRIBED IN THE JONES CREEK  
18 PUD; PUD SUBJECT TO CONDITION; PROVIDING A  
19 DISCLAIMER THAT THE REZONING GRANTED HEREIN  
20 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
21 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
22 DATE.  
23

24 **WHEREAS**, Jones Creek Commercial, Inc., the owner of  
25 approximately 11.87± acres located in Council District 10 at 0 Jones  
26 Branch Circle and 7264 Jones Branch Circle, between Jones Branch  
27 Boulevard and the CSX Transportation rail line (R.E. Nos. 003388-  
28 0105, 003388-0120, 003388-0130, 003388-0300 and 003388-0350), as more  
29 particularly described in **Exhibit 1**, dated August 31, 2022, and  
30 graphically depicted in **Exhibit 2**, both of which are attached hereto  
31 (the "Subject Property"), has applied for a rezoning and

1 reclassification of that property from Planned Unit Development (PUD)  
2 District (2006-485-E) to Planned Unit Development (PUD) District, as  
3 described in Section 1 below; and

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

6 **WHEREAS**, the Land Use and Zoning Committee, after due notice and  
7 public hearing, has made its recommendation to the Council; and

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

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

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

21 **Section 1. Property Rezoned.** The Subject Property is  
22 hereby rezoned and reclassified from Planned Unit Development (PUD)  
23 District (2006-485-E) to Planned Unit Development (PUD) District.  
24 This new PUD district shall generally permit commercial uses,  
25 including tractor trailer storage, and is described, shown and subject  
26 to the following documents, attached hereto:

27 **Exhibit 1** - Legal Description dated August 31, 2022.

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

29 **Revised Exhibit 3** - Revised Written Description dated November 16,  
30 2022.

31 **Exhibit 4** - Site Plan dated August 17, 2022.

1           **Section 2.           Rezoning Approved Subject to Condition.** This  
2 rezoning is approved subject to the following condition. Such  
3 condition controls over the Written Description and the Site Plan and  
4 may only be amended through a rezoning:

5           (1) Screening/buffering shall be designed in conformance with  
6 the "Jacksonville Design Guidelines and Best Practices Handbook" or  
7 as otherwise approved by the Planning and Development Department.

8           **Section 3.           Owner and Applicant Description.** The Subject  
9 Property is owned by Jones Creek Commercial, Inc. and is legally  
10 described in **Exhibit 1**, attached hereto. The applicant is Janis  
11 Fleet, 11557 Hidden Harbor Way, Jacksonville, Florida 32223; (904)  
12 666-7038.

13           **Section 4.           Disclaimer.** The rezoning granted herein  
14 shall not be construed as an exemption from any other applicable  
15 local, state, or federal laws, regulations, requirements, permits or  
16 approvals. All other applicable local, state or federal permits or  
17 approvals shall be obtained before commencement of the development  
18 or use and issuance of this rezoning is based upon acknowledgement,  
19 representation and confirmation made by the applicant(s), owner(s),  
20 developer(s) and/or any authorized agent(s) or designee(s) that the  
21 subject business, development and/or use will be operated in strict  
22 compliance with all laws. Issuance of this rezoning does not approve,  
23 promote or condone any practice or act that is prohibited or  
24 restricted by any federal, state or local laws.

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

1 Form Approved:

2

3                   /s/ Mary Staffopoulos

4 Office of General Counsel

5 Legislation Prepared By: Bruce Lewis

6 GC-#1552126-v1-2022-855-E.docx