

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

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 **Revised Exhibit**
24 **1**, dated February 22, 2022, and graphically depicted in **Exhibit 2**,
25 both of which are attached hereto (the "Subject Property"), have
26 applied for a rezoning and reclassification of the Subject Property
27 from Industrial Business Park (IBP) District to Planned Unit
28 Development (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 **Revised Exhibit 1** - Revised Legal Description dated February 22,
22 2022.

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

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

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

26 **Section 2. Owner and Applicant Description.** The Subject
27 Property is owned by KC Holdings of North Florida, LLC, and is legally
28 described in **Revised Exhibit 1**, attached hereto. The applicant is
29 Curtis Hart, 8051 Tara Lane, Jacksonville, Florida 32216; (904) 993-
30 5008.

31 **Section 3. Disclaimer.** The rezoning granted herein

