Introduced and amended by the Land Use and Zoning Committee:

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ORDINANCE 2023-6-E

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

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

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

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

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

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

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

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

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

- Revised Exhibit 1 Revised Legal Description dated February 22, 2022.
- Exhibit 2 Subject Property per P&DD.
- **Exhibit 3** Written Description dated November 29, 2022.
 - Exhibit 4 Site Plan dated February 16, 2022.
 - Section 2. Owner and Applicant Description. The Subject Property is owned by KC Holdings of North Florida, LLC, and is legally described in Revised Exhibit 1, attached hereto. The applicant is Curtis Hart, 8051 Tara Lane, Jacksonville, Florida 32216; (904) 993-5008.
 - Section 3. Disclaimer. The rezoning granted herein

shall **not** be construed as an exemption from any other applicable 1 2 3 4 5 6 7 8 9

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21 Legislation Prepared By: Kaysie Cox

Form Approved:

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

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

/s/ Mary Staffopoulos

Office of General Counsel

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