

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-331**

5 AN ORDINANCE REZONING APPROXIMATELY 4.04± ACRES
6 LOCATED IN COUNCIL DISTRICT 7 AT 881 GOLFAIR
7 BOULEVARD, 0 WEST CASTLEWOOD DRIVE, 4430 NORTH
8 DAVIS STREET AND 0 BAYWOOD STREET, BETWEEN
9 GOLFAIR BOULEVARD AND WEST CASTLEWOOD DRIVE (R.E.
10 NOS. 031961-0000, 031962-0000, 032088-0000,
11 032092-0000 AND 032093-0010), AS DESCRIBED
12 HEREIN, OWNED BY THE CITY OF JACKSONVILLE, FROM
13 COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1) DISTRICT
14 TO PUBLIC BUILDINGS AND FACILITIES-1 (PBF-1)
15 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
16 ZONING CODE; PROVIDING A DISCLAIMER THAT THE
17 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
18 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
19 PROVIDING AN EFFECTIVE DATE.
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21 **WHEREAS**, the City of Jacksonville, the owner of approximately
22 4.04± acres located in Council District 7 at 881 Golfair Boulevard,
23 0 West Castlewood Drive, 4430 North Davis Street and 0 Baywood Street,
24 between Golfair Boulevard and West Castlewood Drive (R.E. Nos. 031961-
25 0000, 031962-0000, 032088-0000, 032092-0000 and 032093-0010), as more
26 particularly described in **Exhibit 1**, dated April 14, 2023, and
27 graphically depicted in **Exhibit 2**, both of which are attached hereto
28 (the "Subject Property"), has applied for a rezoning and
29 reclassification of the Subject Property from Commercial
30 Community/General-1 (CCG-1) District to Public Buildings and
31 Facilities-1 (PBF-1) District; and

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

3 **WHEREAS**, the Planning Commission, acting as the local planning
4 agency, has reviewed the application and made an advisory
5 recommendation to the Council; and

6 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due
7 notice, held a public hearing and made its recommendation to the
8 Council; and

9 **WHEREAS**, taking into consideration the above recommendations and
10 all other evidence entered into the record and testimony taken at the
11 public hearings, the Council finds that such rezoning: (1) is
12 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
13 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
14 not in conflict with any portion of the City's land use regulations;
15 now, therefore

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

17 **Section 1. Property Rezoned.** The Subject Property is
18 hereby rezoned and reclassified from Commercial Community/General-1
19 (CCG-1) District to Public Buildings and Facilities-1 (PBF-1)
20 District, as defined and classified under the Zoning Code, City of
21 Jacksonville, Florida.

22 **Section 2. Owner and Description.** The Subject Property is
23 owned by the City of Jacksonville and is legally described in **Exhibit**
24 **1**, attached hereto. The applicant is the City of Jacksonville
25 Planning and Development Department, 214 North Hogan Street, Suite
26 300, Jacksonville, Florida 32202; (904) 255-7800.

27 **Section 3. Disclaimer.** The rezoning granted herein shall
28 **not** be construed as an exemption from any other applicable local,
29 state, or federal laws, regulations, requirements, permits or
30 approvals. All other applicable local, state or federal permits or
31 approvals shall be obtained before commencement of the development

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

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

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13 Form Approved:

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15 /s/ Shannon Eller

16 Office of General Counsel

17 Legislation Prepared by: Jacquelyn Williams

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