

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-365**

5 AN ORDINANCE REZONING APPROXIMATELY 0.89± ACRES
6 LOCATED IN COUNCIL DISTRICT 14 AT 2220 OAK
7 STREET, 2242 OAK STREET AND 2246 OAK STREET,
8 BETWEEN OAK STREET AND RIVERSIDE AVENUE (R.E.
9 NOS. 090661-0000, 090662-0000 AND 090663-0000),
10 AS DESCRIBED HEREIN, OWNED BY SALEEBAS-2216 OAK
11 STREET, LLC, FROM PLANNED UNIT DEVELOPMENT (PUD)
12 DISTRICT (2016-55-E) TO PLANNED UNIT DEVELOPMENT
13 (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER
14 THE ZONING CODE, TO PERMIT COMMERCIAL AND MULTI-
15 FAMILY RESIDENTIAL USES, AS DESCRIBED IN THE
16 ROOST PUD; 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.
20

21 **WHEREAS,** Saleebas-2216 Oak Street, LLC, the owner of
22 approximately 0.89± acres located in Council District 14 at 2220 Oak
23 Street, 2242 Oak Street and 2246 Oak Street, between Oak Street and
24 Riverside Avenue (R.E. Nos. 090661-0000, 090662-0000 and 090663-
25 0000), as more particularly described in **Exhibit 1**, dated January 1,
26 2023, and graphically depicted in **Exhibit 2**, both of which are
27 attached hereto (the "Subject Property"), has applied for a rezoning
28 and reclassification of the Subject Property from Planned Unit
29 Development (PUD) District (2016-55-E) to Planned Unit Development
30 (PUD) District, as described in Section 1 below; and

31 **WHEREAS,** the Planning Commission, acting as the local planning

1 agency, has reviewed the application and made an advisory
2 recommendation to the Council; and

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

5 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
6 with the *2045 Comprehensive Plan*; (2) furthers the goals, objectives
7 and policies of the *2045 Comprehensive Plan*; and (3) is not in
8 conflict with any portion of the City's land use regulations; and

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

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

18 **Section 1. Property Rezoned.** The Subject Property is
19 hereby rezoned and reclassified from Planned Unit Development (PUD)
20 District (2016-55-E) to Planned Unit Development (PUD) District. This
21 new PUD district shall generally permit commercial and multi-family
22 residential uses, and is described, shown and subject to the following
23 documents, attached hereto:

24 **Exhibit 1** - Legal Description dated January 1, 2023.

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

26 **Exhibit 3** - Written Description dated May 1, 2023.

27 **Exhibit 4** - Site Plan dated April 19, 2023.

28 **Section 2. Owner and Description.** The Subject Property is
29 owned by Saleebas-2216 Oak Street, LLC and is legally described in
30 **Exhibit 1**, attached hereto. The applicant is Jason Gabriel, Esq.,
31 50 North Laura Street, Suite 3000, Jacksonville, Florida 32202; (904)

1 232-7211.

2 **Section 3. Disclaimer.** The rezoning granted herein shall
3 **not** be construed as an exemption from any other applicable local,
4 state, or federal laws, regulations, requirements, permits or
5 approvals. All other applicable local, state or federal permits or
6 approvals shall be obtained before commencement of the development
7 or use and issuance of this rezoning is based upon acknowledgement,
8 representation and confirmation made by the applicant(s), owners(s),
9 developer(s) and/or any authorized agent(s) or designee(s) that the
10 subject business, development and/or use will be operated in strict
11 compliance with all laws. Issuance of this rezoning does **not** approve,
12 promote or condone any practice or act that is prohibited or
13 restricted by any federal, state or local laws.

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

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19 Form Approved:

20
21 /s/ Shannon K. Eller

22 Office of General Counsel

23 Legislation Prepared By: Bruce Lewis

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