

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-368**

5 AN ORDINANCE REZONING APPROXIMATELY 4.00± ACRES
6 LOCATED IN COUNCIL DISTRICT 1 AT 0 MERRILL ROAD,
7 BETWEEN WOOLERY DRIVE AND INTERSTATE-295 (R.E.
8 NO. 120458-0000), AS DESCRIBED HEREIN, OWNED BY
9 SGRR LLC, FROM COMMERCIAL OFFICE (CO) DISTRICT
10 TO COMMERCIAL, RESIDENTIAL AND OFFICE (CRO)
11 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
12 ZONING CODE; PROVIDING A DISCLAIMER THAT THE
13 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
14 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
15 PROVIDING AN EFFECTIVE DATE.
16

17 **WHEREAS**, SGRR LLC, the owner of approximately 4.00± acres
18 located in Council District 1 at 0 Merrill Road, between Woolery
19 Drive and Interstate-295 (R.E. No. 120458-0000), as more particularly
20 described in **Exhibit 1**, dated May 8, 2023, and graphically depicted
21 in **Exhibit 2**, both of which are attached hereto (the "Subject
22 Property"), has applied for a rezoning and reclassification of the
23 Subject Property from Commercial Office (CO) District to Commercial,
24 Residential and Office (CRO) District; and

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

27 **WHEREAS**, the Planning Commission, acting as the local planning
28 agency, has reviewed the application and made an advisory
29 recommendation to the Council; and

30 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due
31 notice, held a public hearing and made its recommendation to the

1 Council; and

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

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

10 **Section 1. Property Rezoned.** The Subject Property is
11 hereby rezoned and reclassified from Commercial Office (CO) District
12 to Commercial, Residential and Office (CRO) District, as defined and
13 classified under the Zoning Code, City of Jacksonville, Florida.

14 **Section 2. Owner and Description.** The Subject Property is
15 owned by SGRR LLC and is legally described in **Exhibit 1**, attached
16 hereto. The applicant is Marshall Phillips, Esq., 1301 Riverplace
17 Boulevard, Suite 1500, Jacksonville, Florida 32207; (904) 346-5535.

18 **Section 3. Disclaimer.** The rezoning granted herein shall
19 **not** be construed as an exemption from any other applicable local,
20 state, or federal laws, regulations, requirements, permits or
21 approvals. All other applicable local, state or federal permits or
22 approvals shall be obtained before commencement of the development
23 or use and issuance of this rezoning is based upon acknowledgement,
24 representation and confirmation made by the applicant(s), owners(s),
25 developer(s) and/or any authorized agent(s) or designee(s) that the
26 subject business, development and/or use will be operated in strict
27 compliance with all laws. Issuance of this rezoning does **not** approve,
28 promote or condone any practice or act that is prohibited or
29 restricted by any federal, state or local laws.

30 **Section 4. Effective Date.** The enactment of this Ordinance
31 shall be deemed to constitute a quasi-judicial action of the City

1 Council and shall become effective upon signature by the Council
2 President and Council Secretary.

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4 Form Approved:

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6 /s/ Shannon K. Eller

7 Office of General Counsel

8 Legislation Prepared by: Jacquelyn Williams

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