

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2023-391**

5 AN ORDINANCE REZONING APPROXIMATELY 2.28± ACRES,  
6 LOCATED IN COUNCIL DISTRICT 4 AT 2516 ST. JOHNS  
7 BLUFF ROAD SOUTH AND 2520 ST. JOHNS BLUFF ROAD  
8 SOUTH, BETWEEN FRASER ROAD AND ALDEN ROAD (R.E.  
9 NOS. 163716-0000 AND 163716-0500), AS DESCRIBED  
10 HEREIN, OWNED BY 2516 SJB LLC AND 2520 SJB LLC,  
11 FROM COMMERCIAL, RESIDENTIAL AND OFFICE (CRO)  
12 DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)  
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
14 ZONING CODE, TO PERMIT COMMERCIAL, OFFICE AND  
15 WAREHOUSING USES, AS DESCRIBED IN THE ST. JOHNS  
16 BLUFF PUD, PURSUANT TO FUTURE LAND USE MAP  
17 SERIES (FLUMS) SMALL-SCALE AMENDMENT  
18 APPLICATION NUMBER L-5809-23C; PROVIDING A  
19 DISCLAIMER THAT THE REZONING GRANTED HEREIN  
20 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
21 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
22 DATE.  
23

24 **WHEREAS,** the City of Jacksonville adopted a Small-Scale  
25 Amendment to the *2045 Comprehensive Plan* for the purpose of revising  
26 portions of the Future Land Use Map series (FLUMs) in order to ensure  
27 the accuracy and internal consistency of the plan, pursuant to  
28 companion application L-5809-23C; and

29 **WHEREAS,** in order to ensure consistency of zoning district with  
30 the *2045 Comprehensive Plan* and the adopted companion Small-Scale  
31 Amendment L-5809-23C, an application to rezone and reclassify from

1 Commercial, Residential and Office (CRO) District to Planned Unit  
2 Development (PUD) District was filed by Cyndy Trimmer, Esq. on behalf  
3 of the owners of approximately 2.28± acres of certain real property  
4 in Council District 4, as more particularly described in Section 1;  
5 and

6 **WHEREAS**, the Planning and Development Department, in order to  
7 ensure consistency of this zoning district with the *2045 Comprehensive*  
8 *Plan*, has considered the rezoning and has rendered an advisory  
9 opinion; and

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

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

14 **WHEREAS**, the City Council, after due notice, held a public  
15 hearing, and taking into consideration the above recommendations as  
16 well as all oral and written comments received during the public  
17 hearings, the Council finds that such rezoning is consistent with the  
18 *2045 Comprehensive Plan* adopted under the comprehensive planning  
19 ordinance for future development of the City of Jacksonville; and

20 **WHEREAS**, the Council finds that the proposed PUD does not affect  
21 adversely the orderly development of the City as embodied in the  
22 *Zoning Code*; will not affect adversely the health and safety of  
23 residents in the area; will not be detrimental to the natural  
24 environment or to the use or development of the adjacent properties  
25 in the general neighborhood; and the proposed PUD will accomplish the  
26 objectives and meet the standards of Section 656.340 (Planned Unit  
27 Development) of the *Zoning Code* of the City of Jacksonville; now,  
28 therefore

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

30 **Section 1. Subject Property Location and Description.** The  
31 approximately 2.28± acres are located in Council District 4 at 2516

1 St. Johns Bluff Road South and 2520 St. Johns Bluff Road South,  
2 between Fraser Road and Alden Road (R.E. Nos. 163716-0000 and 163716-  
3 0500), as more particularly described in **Exhibit 1**, dated March 10,  
4 2023, and graphically depicted in **Exhibit 2**, both of which are  
5 attached hereto and incorporated herein by this reference (the  
6 "Subject Property").

7 **Section 2. Owner and Applicant Description.** The Subject  
8 Property is owned by 2516 SJB LLC and 2520 SJB LLC. The applicant  
9 is Cyndy Trimmer, Esq., 1 Independent Drive, Suite 1200, Jacksonville,  
10 Florida 32202; (904) 807-0185.

11 **Section 3. Property Rezoned.** The Subject Property,  
12 pursuant to adopted companion Small-Scale Amendment Application L-  
13 5809-23C, is hereby rezoned and reclassified from Commercial,  
14 Residential and Office (CRO) District to Planned Unit Development  
15 (PUD) District. This new PUD district shall generally permit  
16 commercial, office and warehousing uses, and is described, shown and  
17 subject to the following documents, attached hereto:

18 **Exhibit 1** - Legal Description dated March 10, 2023.

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

20 **Exhibit 3** - Written Description dated March 10, 2023.

21 **Exhibit 4** - Site Plan dated February 27, 2023.

22 **Section 4. Contingency.** This rezoning shall not become  
23 effective until thirty-one (31) days after adoption of the companion  
24 Small-Scale Amendment; and further provided that if the companion  
25 Small-Scale Amendment is challenged by the state land planning agency,  
26 this rezoning shall not become effective until the state land planning  
27 agency or the Administration Commission issues a final order  
28 determining the companion Small-Scale Amendment is in compliance with  
29 Chapter 163, *Florida Statutes*.

30 **Section 5. Disclaimer.** The rezoning granted herein  
31 shall **not** be construed as an exemption from any other applicable

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

11 **Section 6. Effective Date.** The enactment of this Ordinance  
12 shall be deemed to constitute a quasi-judicial action of the City  
13 Council and shall become effective upon signature by the Council  
14 President and the Council Secretary.

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16 Form Approved:

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18           /s/ Shannon K. Eller          

19 Office of General Counsel

20 Legislation Prepared By: Caroline Fulton

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