

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

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; PUD SUBJECT TO
19 CONDITION; PROVIDING A DISCLAIMER THAT THE
20 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
21 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
22 PROVIDING AN EFFECTIVE 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 **Revised Exhibit 3** - Revised Written Description dated August 1, 2023.

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

22 **Section 4. Rezoning Approved Subject to Condition.** This
23 rezoning is approved subject to the following condition. Such
24 condition controls over the Written Description and the Site Plan and
25 may only be amended through a rezoning:

26 (1) All new development shall meet the minimum parking
27 standards for Section 656.604, *Ordinance Code*, or the most recent
28 Institute of Transportation Engineers (ITE) Parking Generation
29 Manual.

30 **Section 5. Contingency.** This rezoning shall not become
31 effective until thirty-one (31) days after adoption of the companion

1 Small-Scale Amendment; and further provided that if the companion
2 Small-Scale Amendment is challenged by the state land planning agency,
3 this rezoning shall not become effective until the state land planning
4 agency or the Administration Commission issues a final order
5 determining the companion Small-Scale Amendment is in compliance with
6 Chapter 163, *Florida Statutes*.

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

19 **Section 7. Effective Date.** The enactment of this Ordinance
20 shall be deemed to constitute a quasi-judicial action of the City
21 Council and shall become effective upon signature by the Council
22 President and the Council Secretary.

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24 Form Approved:

25
26 /s/ Mary E. Staffopoulos

27 Office of General Counsel

28 Legislation Prepared By: Caroline Fulton

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