

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-424-E**

5 AN ORDINANCE REZONING APPROXIMATELY 7.10± ACRES
6 LOCATED IN COUNCIL DISTRICT 9 AT 0 ACOMA AVENUE,
7 0 TIMUQUANA ROAD, 5551 TIMUQUANA ROAD AND 5581
8 TIMUQUANA ROAD, BETWEEN SEABOARD AVENUE AND
9 CATOMA STREET (R.E. NOS. 103098-0000, 103099-
10 0020, 103100-0000, 103110-0000 AND 103111-0000),
11 AS DESCRIBED HEREIN, OWNED BY PAUL JEAN-MARIE
12 KASSAB, AS TRUSTEE OF THE PAUL JEAN-MARIE KASSAB
13 REVOCABLE LIVING TRUST UNDER THE TRUST AGREEMENT
14 DATED FEBRUARY 27, 2006, FROM PLANNED UNIT
15 DEVELOPMENT (PUD) DISTRICT (2001-265-E AND 2007-
16 261-E) TO PLANNED UNIT DEVELOPMENT (PUD)
17 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
18 ZONING CODE, TO PERMIT RECREATIONAL VEHICLE AND
19 SELF-STORAGE USES, AS DESCRIBED IN THE TIMUQUANA
20 ROAD PUD; PUD SUBJECT TO CONDITION; PROVIDING A
21 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
22 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
23 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
24

25 **WHEREAS**, Paul Jean-Marie Kassab, as Trustee of the Paul Jean-
26 Marie Kassab Revocable Living Trust under the Trust Agreement dated
27 February 27, 2006, the owner of approximately 7.10± acres located in
28 Council District 9 at 0 Acoma Avenue, 0 Timuquana Road, 5551 Timuquana
29 Road and 5581 Timuquana Road, between Seaboard Avenue and Catoma
30 Street (R.E. Nos. 103098-0000, 103099-0020, 103100-0000, 103110-0000
31 and 103111-0000), as more particularly described in **Exhibit 1**, dated

1 March 20, 2023, and graphically depicted in **Exhibit 2**, both of which
2 are attached hereto (the "Subject Property"), has applied for a
3 rezoning and reclassification of the Subject Property from Planned
4 Unit Development (PUD) District (2001-265-E and 2007-261-E) to
5 Planned Unit Development (PUD) District, as described in Section 1
6 below; and

7 **WHEREAS**, the Planning Commission, acting as the local planning
8 agency, has reviewed the application and made an advisory
9 recommendation to the Council; and

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

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

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

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

25 **Section 1. Property Rezoned.** The Subject Property is
26 hereby rezoned and reclassified from Planned Unit Development (PUD)
27 District (2001-265-E and 2007-261-E) to Planned Unit Development
28 (PUD) District. This new PUD district shall generally permit
29 recreational vehicle and self-storage uses, and is described, shown
30 and subject to the following documents, attached hereto:

31 **Exhibit 1** - Legal Description dated March 20, 2023.

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

2 **Revised Exhibit 3** - Revised Written Description dated September 5,
3 2023.

4 **Exhibit 4** - Site Plan dated January 25, 2023.

5 **Section 2. Rezoning Approved Subject to Condition.** This
6 rezoning is approved subject to the following condition. Such
7 condition controls over the Written Description and the Site Plan and
8 may only be amended through a rezoning:

9 (1) Development of the Subject Property shall proceed in
10 accordance with Part 10 of the Zoning Code. Only the uses that comply
11 with Part 10 of the Zoning Code under the Accident Potential Zone II
12 (APZ II) Regulations shall be permissible.

13 **Section 3. Owner and Description.** The Subject Property is
14 owned by Paul Jean-Marie Kassab, as Trustee of the Paul Jean-Marie
15 Kassab Revocable Living Trust under the Trust Agreement dated February
16 27, 2006, and is legally described in **Exhibit 1**, attached hereto.
17 The applicant is Cyndy Trimmer, Esq., One Independent Drive, Suite
18 1200, Jacksonville, Florida 32202; (904) 807-0185.

19 **Section 4. Disclaimer.** The rezoning granted herein shall
20 **not** be construed as an exemption from any other applicable local,
21 state, or federal laws, regulations, requirements, permits or
22 approvals. All other applicable local, state or federal permits or
23 approvals shall be obtained before commencement of the development
24 or use and issuance of this rezoning is based upon acknowledgement,
25 representation and confirmation made by the applicant(s), owners(s),
26 developer(s) and/or any authorized agent(s) or designee(s) that the
27 subject business, development and/or use will be operated in strict
28 compliance with all laws. Issuance of this rezoning does **not** approve,
29 promote or condone any practice or act that is prohibited or
30 restricted by any federal, state or local laws.

31 **Section 5. Effective Date.** The enactment of this Ordinance

1 shall be deemed to constitute a quasi-judicial action of the City
2 Council and shall become effective upon signature by the Council
3 President and Council Secretary.

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5 Form Approved:

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7 /s/ Mary E. Staffopoulos

8 Office of General Counsel

9 Legislation Prepared By: Connor Corrigan

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