

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-750**

5 AN ORDINANCE REZONING APPROXIMATELY 2.83± ACRES
6 LOCATED IN COUNCIL DISTRICT 4 AT 0 MEAKIE ROAD,
7 5634 MEAKIE ROAD, 0 SPRING PARK ROAD, 5753 SPRING
8 PARK ROAD AND 5767 SPRING PARK ROAD, BETWEEN
9 BOWDEN ROAD AND MEAKIE ROAD (R.E. NOS. 153099-
10 0000, 153102-0000, 153103-0000, 153104-0000,
11 153107-0000 AND 153108-0000), AS DESCRIBED
12 HEREIN, OWNED BY SJ INVESTMENTS OF JACKSONVILLE,
13 LLC AND SANFORD TREE SERVICE INC., FROM
14 COMMERCIAL OFFICE (CO) DISTRICT AND COMMERCIAL
15 COMMUNITY/GENERAL-1 (CCG-1) DISTRICT TO
16 COMMERCIAL COMMUNITY/GENERAL-2 (CCG-2) DISTRICT,
17 AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE;
18 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
19 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
20 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
21 EFFECTIVE DATE.
22

23 **WHEREAS**, SJ Investments of Jacksonville, LLC and Sanford Tree
24 Service Inc., the owners of approximately 2.83± acres located in
25 Council District 4 at 0 Meakie Road, 5634 Meakie Road, 0 Spring Park
26 Road, 5753 Spring Park Road and 5767 Spring Park Road, between Bowden
27 Road and Meakie Road (R.E. Nos. 153099-0000, 153102-0000, 153103-
28 0000, 153104-0000, 153107-0000 and 153108-0000), as more particularly
29 described in **Exhibit 1**, dated July 6, 2023, and graphically depicted
30 in **Exhibit 2**, both of which are attached hereto (the "Subject
31 Property"), have applied for a rezoning and reclassification of the

1 Subject Property from Commercial Office (CO) District and Commercial
2 Community/General-1 (CCG-1) District to Commercial Community/General-
3 2 (CCG-2) District; and

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

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

9 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due
10 notice, held a public hearing and made its recommendation to the
11 Council; and

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

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

20 **Section 1. Property Rezoned.** The Subject Property is
21 hereby rezoned and reclassified from Commercial Office (CO) District
22 and Commercial Community/General-1 (CCG-1) District to Commercial
23 Community/General-2 (CCG-2) District, as defined and classified under
24 the Zoning Code, City of Jacksonville, Florida.

25 **Section 2. Owner and Description.** The Subject Property is
26 owned by SJ Investments of Jacksonville, LLC and Sanford Tree Service
27 Inc., and is legally described in **Exhibit 1**, attached hereto. The
28 applicant is Jeremy Hill, 751 Oak Street, #620, Jacksonville, Florida
29 32204; (904) 962-0992.

30 **Section 3. Disclaimer.** The rezoning granted herein shall
31 **not** be construed as an exemption from any other applicable local,

1 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), owners(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 4. 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 Council Secretary.

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16 Form Approved:

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18 /s/ Mary E. Staffopoulos

19 Office of General Counsel

20 Legislation Prepared by: Stephen Nutt

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