

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-14-E**

5 AN ORDINANCE REZONING APPROXIMATELY 0.67± ACRES  
6 LOCATED IN COUNCIL DISTRICT 4 AT 6100 ATLANTIC  
7 BOULEVARD, BETWEEN UNIVERSITY BOULEVARD SOUTH  
8 AND RIVER HILLS DRIVE (R.E. NO. 134117-0000), AS  
9 DESCRIBED HEREIN, OWNED BY MEGALAND 1 LLC, FROM  
10 COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1) DISTRICT  
11 TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
13 PERMIT COMMERCIAL USES WITH OUTSIDE STORAGE, AS  
14 DESCRIBED IN THE MEGALAND 1 PUD; PROVIDING A  
15 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL  
16 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
17 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
18

19 **WHEREAS,** Megaland 1 LLC, the owner of approximately 0.67± acres  
20 located in Council District 4 at 6100 Atlantic Boulevard, between  
21 University Boulevard South and River Hills Drive (R.E. No.  
22 134117-0000), as more particularly described in **Exhibit 1**, dated  
23 September 8, 2023, and graphically depicted in **Exhibit 2**, both of  
24 which are attached hereto (the "Subject Property"), has applied for  
25 a rezoning and reclassification of the Subject Property from  
26 Commercial Community/General-1 (CCG-1) District to Planned Unit  
27 Development (PUD) District, as described in Section 1 below; and

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

31 **WHEREAS,** the Land Use and Zoning Committee, after due notice

1 and public hearing, has made its recommendation to the Council; and

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

7       **WHEREAS**, the Council finds the proposed rezoning does not  
8 adversely affect the orderly development of the City as embodied in  
9 the Zoning Code; will not adversely affect the health and safety of  
10 residents in the area; will not be detrimental to the natural  
11 environment or to the use or development of the adjacent properties  
12 in the general neighborhood; and will accomplish the objectives and  
13 meet the standards of Section 656.340 (Planned Unit Development) of  
14 the Zoning Code; now therefore

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

16       **Section 1. Property Rezoned.** The Subject Property is  
17 hereby rezoned and reclassified from Commercial Community/General-1  
18 (CCG-1) District to Planned Unit Development (PUD) District. This new  
19 PUD district shall generally permit commercial uses with outside  
20 storage, and is described, shown and subject to the following  
21 documents, attached hereto:

22 **Exhibit 1** - Legal Description dated September 8, 2023.

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

24 **Exhibit 3** - Written Description dated December 19, 2023.

25 **Exhibit 4** - Site Plan dated September 1, 2023.

26       **Section 2. Owner and Description.** The Subject Property is  
27 owned by Megaland 1 LLC, and is legally described in **Exhibit 1**,  
28 attached hereto. The applicant is Ali Marar, 2532 Cortez Road,  
29 Jacksonville, Florida 32246; (904) 422-2128.

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/ Jason Teal          

19 Office of General Counsel

20 Legislation Prepared By: Kaysie Cox

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