

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-194**

5 AN ORDINANCE REZONING APPROXIMATELY 11.51± ACRES  
6 LOCATED IN COUNCIL DISTRICT 6 AT 9600 SAN JOSE  
7 BOULEVARD, BETWEEN SUNBEAM ROAD AND KORI ROAD  
8 (R.E. NO. 148976-0500), AS DESCRIBED HEREIN,  
9 OWNED BY ONOUIDDNT, INC., FROM COMMERCIAL  
10 COMMUNITY/GENERAL-1 (CCG-1) DISTRICT TO PLANNED  
11 UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
12 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
13 COMMERCIAL USES, AS DESCRIBED IN THE HOME DEPOT  
14 - JAX, FL (MANDARIN) PUD; PROVIDING A DISCLAIMER  
15 THAT THE REZONING GRANTED HEREIN SHALL NOT BE  
16 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
17 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
18

19 **WHEREAS**, Onouidnt, Inc., the owner of approximately 11.51±  
20 acres located in Council District 6 at 9600 San Jose Boulevard,  
21 between Sunbeam Road and Kori Road (R.E. No. 148976-0500), as more  
22 particularly described in **Exhibit 1**, dated January 22, 2024, and  
23 graphically depicted in **Exhibit 2**, both of which are attached hereto  
24 (the "Subject Property"), has applied for a rezoning and  
25 reclassification of the Subject Property from Commercial  
26 Community/General-1 (CCG-1) District to Planned Unit Development  
27 (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, and is described,  
20 shown and subject to the following documents, attached hereto:

21 **Exhibit 1** - Legal Description dated January 22, 2024.

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

23 **Exhibit 3** - Written Description dated December 5, 2023.

24 **Exhibit 4** - Site Plan dated November 16, 2023.

25       **Section 2. Owner and Description.** The Subject Property is  
26 owned by Onoudidnt, Inc., and is legally described in **Exhibit 1**,  
27 attached hereto. The applicant is Karl Sanders, Esq., 1102 A1A North,  
28 Suite 201, Ponte Vedra Beach, Florida 32082; (904) 868-7929.

29       **Section 3. Disclaimer.** The rezoning granted herein shall  
30 **not** be construed as an exemption from any other applicable local,  
31 state, or federal laws, regulations, requirements, permits or

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

10 **Section 4. Effective Date.** The enactment of this Ordinance  
11 shall be deemed to constitute a quasi-judicial action of the City  
12 Council and shall become effective upon signature by the Council  
13 President and Council Secretary.

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15 Form Approved:

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17           /s/ Mary E. Staffopoulos          

18 Office of General Counsel

19 Legislation Prepared By: Stephen Nutt

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