

1 Introduced by the Land Use and Zoning Committee:
2
3

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 ONOUDIDNT, 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,** Onoudidnt, 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 AlA 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.

14
15 Form Approved:

16
17 /s/ Mary E. Staffopoulos

18 Office of General Counsel

19 Legislation Prepared By: Stephen Nutt

20 GC-#1616080-v1-2024-194_(Z-5372_PUD).docx