

Introduced by the Land Use and Zoning Committee:

**ORDINANCE 2024-231**

AN ORDINANCE REZONING APPROXIMATELY 10.87± ACRES  
LOCATED IN COUNCIL DISTRICT 1 AT 6200 FORT  
CAROLINE ROAD AND 6240 FORT CAROLINE ROAD,  
BETWEEN PEELER ROAD AND ROGERO ROAD (R.E. NOS.  
113196-0000 AND 113196-1000), AS DESCRIBED  
HEREIN, OWNED BY BEEMER & ASSOCIATES XIII, L.C.,  
FROM COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1)  
DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)  
DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
ZONING CODE, TO PERMIT COMMERCIAL USES, INCLUDING  
OUTDOOR STORAGE/PARKING OF BOATS, RECREATIONAL  
VEHICLES AND SIMILAR ITEMS, AS DESCRIBED IN THE  
SHOPPES AT FORT CAROLINE PUD; PROVIDING A  
DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL  
NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

**WHEREAS,** Beemer & Associates XIII, L.C., the owner of  
approximately 10.87± acres located in Council District 1 at 6200 Fort  
Caroline Road and 6240 Fort Caroline Road, between Peeler Road and  
Rogerero Road (R.E. Nos. 113196-0000 and 113196-1000), as more  
particularly described in **Exhibit 1**, dated February 2, 2024, and  
graphically depicted in **Exhibit 2**, both of which are attached hereto  
(the "Subject Property"), has applied for a rezoning and  
reclassification of the Subject Property from Commercial  
Community/General-1 (CCG-1) District to Planned Unit Development  
(PUD) District, as described in Section 1 below; and

1       **WHEREAS,** the Planning Commission, acting as the local planning  
2 agency, has reviewed the application and made an advisory  
3 recommendation to the Council; and

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

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

11       **WHEREAS,** the Council finds the proposed rezoning does not  
12 adversely affect the orderly development of the City as embodied in  
13 the Zoning Code; will not adversely affect the health and safety of  
14 residents in the area; will not be detrimental to the natural  
15 environment or to the use or development of the adjacent properties  
16 in the general neighborhood; and will accomplish the objectives and  
17 meet the standards of Section 656.340 (Planned Unit Development) of  
18 the Zoning Code; 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 Community/General-1  
22 (CCG-1) District to Planned Unit Development (PUD) District. This new  
23 PUD district shall generally permit commercial uses, including the  
24 outdoor storage/parking of boats, recreational vehicles and similar  
25 items, and is described, shown and subject to the following documents,  
26 attached hereto:

27 **Exhibit 1** - Legal Description dated February 2, 2024.

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

29 **Exhibit 3** - Written Description dated February 2, 2024.

30 **Exhibit 4** - Site Plan dated February 2, 2024.

31       **Section 2. Owner and Description.** The Subject Property is

owned by Beemer & Associates XIII, L.C., and is legally described in **Exhibit 1**, attached hereto. The applicant is Douglas Burnett, Esq., 104 Sea Grove Main Street, St. Augustine, Florida 32080; (904) 687-9126.

**Section 3. Disclaimer.** The rezoning granted herein shall not be construed as an exemption from any other applicable local, state, or federal laws, regulations, requirements, permits or approvals. All other applicable local, state or federal permits or approvals shall be obtained before commencement of the development or use and issuance of this rezoning is based upon acknowledgement, representation and confirmation made by the applicant(s), owners(s), developer(s) and/or any authorized agent(s) or designee(s) that the subject business, development and/or use will be operated in strict compliance with all laws. Issuance of this rezoning does not approve, promote or condone any practice or act that is prohibited or restricted by any federal, state or local laws.

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

Form Approved:

          /s/ Mary E. Staffopoulos          

Office of General Counsel

Legislation Prepared By: Bruce Lewis

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