

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2024-538-E**

5 AN ORDINANCE REZONING APPROXIMATELY 1.0± ACRES LOCATED
6 IN COUNCIL DISTRICT 5 AT 5050 SUNBEAM ROAD, BETWEEN
7 HOOD ROAD AND SUNBEAM CENTER DRIVE (R.E. NO. 149085-
8 0020), AS DESCRIBED HEREIN, OWNED BY RIMOUN N. SAFAR
9 AND NORMAN SAFAR, FROM PLANNED UNIT DEVELOPMENT (PUD)
10 DISTRICT (2020-476-E) TO PLANNED UNIT DEVELOPMENT
11 (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
12 ZONING CODE, TO PERMIT ADDITIONAL COMMERCIAL USES; AS
13 DESCRIBED IN THE REVISED 5050 SUNBEAM ROAD PUD;
14 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
15 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
16 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
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18 **WHEREAS**, Rimoun N. Safar and Norman Safar, the owners of
19 approximately 1.0± acres located in 5 at 5050 Sunbeam Road, between Hood
20 Road and Sunbeam Center Drive (R.E. No. 149085-0020), as more particularly
21 described in **Exhibit 1**, dated May 23, 2024, and graphically depicted in
22 **Exhibit 2**, both of which are attached hereto (the "Subject Property"), has
23 applied for a rezoning and reclassification of the Subject Property from
24 Planned Unit Development (PUD) District (2020-476-E) to Planned Unit
25 Development (PUD) District, as described in Section 1 below; and

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

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

31 **WHEREAS**, the Council finds that such rezoning is: (1) consistent

1 with the 2045 Comprehensive Plan; (2) furthers the goals, objectives and
2 policies of the 2045 Comprehensive Plan; and (3) is not in conflict with
3 any portion of the City's land use regulations; and

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

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

12 **Section 1. Property Rezoned.** The Subject Property is hereby
13 rezoned and reclassified from Planned Unit Development (PUD) District
14 (2020-476-E) to Planned Unit Development (PUD) District. This new PUD
15 district shall generally permit additional commercial uses, and is
16 described, shown and subject to the following documents, attached hereto:

17 **Exhibit 1** - Legal Description dated May 23, 2024.

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

19 **Revised Exhibit 3** - Written Description dated August 6, 2024.

20 **Revised Exhibit 4** - Site Plan dated August 27, 2024.

21 **Section 2. Owner and Description.** The Subject Property is owned
22 by Rimoun N. Safar and Norman Safar, and is legally described in **Exhibit**
23 **1**, attached hereto. The applicant is Paul M. Harden, Esq., 1431 Riverplace
24 Boulevard, Suite 901, Jacksonville, Florida, 32207; (904) 396-5731.

25 **Section 3. Disclaimer.** The rezoning granted herein shall **not** be
26 construed as an exemption from any other applicable local, state, or
27 federal laws, regulations, requirements, permits or approvals. All other
28 applicable local, state or federal permits or approvals shall be obtained
29 before commencement of the development or use and issuance of this rezoning
30 is based upon acknowledgement, representation and confirmation made by the
31 applicant(s), owners(s), developer(s) and/or any authorized agent(s) or

1 designee(s) that the subject business, development and/or use will be
2 operated in strict compliance with all laws. Issuance of this rezoning
3 does **not** approve, promote or condone any practice or act that is prohibited
4 or restricted by any federal, state or local laws.

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

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10 Form Approved:

11
12 /s/ Dylan Reingold

13 Office of General Counsel

14 Legislation Prepared By: Jackie Williams

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