

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-867-E**

5 AN ORDINANCE REZONING APPROXIMATELY 11.01± ACRES  
6 LOCATED IN COUNCIL DISTRICT 4 AT 11000 BEACH  
7 BOULEVARD, BETWEEN PROVIDENCE DRIVE AND ST. JOHNS  
8 BLUFF ROAD SOUTH (A PORTION OF R.E. NO(S).  
9 165412-2000), AS DESCRIBED HEREIN, OWNED BY  
10 PAMELA EQUITIES CORP., FROM COMMERCIAL  
11 COMMUNITY/GENERAL-2 (CCG-2) DISTRICT AND PLANNED  
12 UNIT DEVELOPMENT (PUD) DISTRICT (2007-1243-E) TO  
13 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
14 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
15 PERMIT MULTI-FAMILY AND COMMERCIAL USES, AS  
16 DESCRIBED IN THE 11000 BEACH BOULEVARD PUD;  
17 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
18 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
19 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
20 EFFECTIVE DATE.  
21

22 **WHEREAS**, Pamela Equities Corp., the owner of approximately  
23 11.01± acres located in Council District 4 at 11000 Beach Boulevard,  
24 between Providence Drive and St. Johns Bluff Road South (a portion  
25 of R.E. No(s). 165412-2000), as more particularly described in **Exhibit**  
26 **1**, dated August 7, 2024, and graphically depicted in **Exhibit 2**, both  
27 of which are attached hereto (the "Subject Property"), has applied  
28 for a rezoning and reclassification of the Subject Property from  
29 Commercial Community/General-2 (CCG-2) District and Planned Unit  
30 Development (PUD) District (2007-1243-E) to Planned Unit Development  
31 (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-2  
22 (CCG-2) District and Planned Unit Development (PUD) District (2007-  
23 1243-E) to Planned Unit Development (PUD) District. This new PUD  
24 district shall generally permit multi-family and commercial uses, and  
25 is described, shown and subject to the following documents, attached  
26 hereto:

27 **Exhibit 1** - Legal Description dated August 7, 2024.

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

29 **Exhibit 3** - Written Description dated September 24, 2024.

30 **Exhibit 4** - Site Plan dated August 7, 2024.

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

1 owned by Pamela Equities Corp., and is legally described in **Exhibit**  
2 **1**, attached hereto. The applicant is Cyndy Trimmer, Esq., 1  
3 Independent Drive, Suite 1200, Jacksonville, Florida, 32202; (904)  
4 807-0185.

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

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

21  
22 Form Approved:

23  
24           /s/ Dylan Reingold          

25 Office of General Counsel

26 Legislation Prepared By: Connor Corrigan

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