

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2019-550**

5 AN ORDINANCE REZONING APPROXIMATELY 0.48± OF AN
6 ACRE, LOCATED IN COUNCIL DISTRICT 14 AT 1035
7 RIVERSIDE AVENUE, BETWEEN BISHOP GATE LANE AND
8 POST STREET (R.E. NO. 090146-0000), AS
9 DESCRIBED HEREIN, OWNED BY BLANDING ORANGE
10 PARK, LLC, FROM COMMERCIAL RESIDENTIAL OFFICE
11 (CRO) DISTRICT TO PLANNED UNIT DEVELOPMENT
12 (PUD) DISTRICT, AS DEFINED AND CLASSIFIED
13 UNDER THE ZONING CODE, TO PERMIT MULTI-FAMILY
14 RESIDENTIAL AND COMMERCIAL USES, AS DESCRIBED
15 IN THE 1035 RIVERSIDE PUD; PROVIDING A
16 DISCLAIMER THAT THE REZONING GRANTED HEREIN
17 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM
18 ANY OTHER APPLICABLE LAWS; PROVIDING AN
19 EFFECTIVE DATE.

20
21 **WHEREAS**, Blanding Orange Park, LLC, the owner of approximately
22 0.48± of an acre, located in Council District 14 at 1035 Riverside
23 Avenue, between Bishop Gate Lane and Post Street (R.E. No. 090146-
24 0000), as more particularly described in **Exhibit 1**, dated June 17,
25 2019, and graphically depicted in **Exhibit 2**, both of which are
26 **attached hereto** and incorporated herein by this reference (Subject
27 Property), has applied for a rezoning and reclassification of that
28 property from Commercial Residential Office (CRO) District to
29 Planned Unit Development (PUD) District, as described in Section 1
30 below; and

31 **WHEREAS**, the Planning Commission has considered the

1 application and has rendered an advisory opinion; and

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

4 **WHEREAS**, the Council finds that such rezoning is: (1)
5 consistent with the *2030 Comprehensive Plan*; (2) furthers the
6 goals, objectives and policies of the *2030 Comprehensive Plan*; and
7 (3) is not in conflict with any portion of the City's land use
8 regulations; and

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

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

18 **Section 1. Property Rezoned.** The Subject Property is
19 hereby rezoned and reclassified from Commercial Residential Office
20 (CRO) District to Planned Unit Development (PUD) District. This new
21 PUD district shall generally permit multi-family residential and
22 commercial uses, and is described, shown and subject to the
23 following attached documents:

24 **Exhibit 1** - Legal Description dated June 17, 2019.

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

26 **Exhibit 3** - Written Description dated July 11, 2019.

27 **Exhibit 4** - Site Plan dated December 13, 2018.

28 **Section 2. Owner and Description.** The Subject Property
29 is owned by Blanding Orange Park, LLC, and is legally described in
30 **Exhibit 1, attached hereto.** The agent is Steve Diebenow, Esq., One
31 Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)

1 301-1269.

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

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

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20 Form Approved:

21
22 /s/ Shannon K. Eller

23 Office of General Counsel

24 Legislation Prepared By: Bruce Lewis

25 GC-#1297118-v1-1035_Riverside_PUD_Z-2425