

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2019-687**

5 AN ORDINANCE REZONING APPROXIMATELY 2.07±
6 ACRES, LOCATED IN COUNCIL DISTRICT 10 AT 0
7 GILCHRIST ROAD, BETWEEN NEW KINGS ROAD AND
8 THOMAS DUKES COURT (R.E. NO. 039982-0000), AS
9 DESCRIBED HEREIN, OWNED BY BLUE RIBBON REALTY,
10 LLC, FROM COMMERCIAL COMMUNITY/GENERAL-2 (CCG-
11 2) AND COMMERCIAL OFFICE (CO) DISTRICTS TO
12 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE,
14 TO PERMIT COMMERCIAL USES, AS DESCRIBED IN THE
15 NEW KINGS AND GILCHRIST ROADS COMMERCIAL &
16 STORAGE PUD; PROVIDING A DISCLAIMER THAT THE
17 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
18 AS AN EXEMPTION FROM ANY OTHER APPLICABLE
19 LAWS; PROVIDING AN EFFECTIVE DATE.
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21 **WHEREAS**, Blue Ribbon Realty, LLC, the owner of approximately
22 2.07± acres, located in Council District 10 at 0 Gilchrist Road,
23 between New Kings Road and Thomas Dukes Court (R.E. No. 039982-
24 0000), as more particularly described in the **Exhibit 1**, dated June
25 29, 2019, and graphically depicted in the **Exhibit 2**, both of which
26 are **attached hereto** (Subject Property), has applied for a rezoning
27 and reclassification of that property from Commercial
28 Community/General-2 (CCG-2) and Commercial Office (CO) Districts 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 Community/General-2
20 (CCG-2) and Commercial Office (CO) Districts to Planned Unit
21 Development (PUD) District. This new PUD district shall generally
22 permit commercial uses, and is described, shown and subject to the
23 following documents, **attached hereto**:

24 **Exhibit 1** - Legal Description dated June 29, 2019.

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

26 **Exhibit 3** - Written Description dated May 2, 2019.

27 **Exhibit 4** - Site Plan dated June 18, 2019.

28 **Section 2. Owner and Description.** The Subject Property
29 is owned by Blue Ribbon Realty, LLC, and is legally described in
30 the **Exhibit 1, attached hereto**. The agent is Chris Hagan, 800 West
31 Monroe Street, Jacksonville, Florida 32202; (904) 219-9842.

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

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

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19 Form Approved:

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21 /s/ Shannon K. Eller

22 Office of General Counsel

23 Legislation Prepared By: Bruce Lewis

24 GC-#1305241-v1-Gilchrist_PUD_Z-2344