

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2019-796**

5 AN ORDINANCE REZONING APPROXIMATELY 9.92±  
6 ACRES, LOCATED IN COUNCIL DISTRICT 2 AT 11003  
7 ATLANTIC BOULEVARD, BETWEEN GENERAL DOOLITTLE  
8 DRIVE AND ATLANTIC BOULEVARD (R.E. NO. 162229-  
9 0100), AS DESCRIBED HEREIN, OWNED BY CH  
10 MOTORS, LLC, FROM PLANNED UNIT DEVELOPMENT  
11 (PUD) DISTRICT (2000-155-E) TO PLANNED UNIT  
12 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
14 COMMERCIAL USES, AS DESCRIBED IN THE COGGIN  
15 ATLANTIC BLVD. PUD; PROVIDING A DISCLAIMER  
16 THAT THE REZONING GRANTED HEREIN SHALL NOT BE  
17 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
18 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

19  
20 **WHEREAS**, CH Motors, LLC, the owner of approximately 9.92±  
21 acres, located in Council District 2 at 11003 Atlantic Boulevard,  
22 between General Doolittle Drive and Atlantic Boulevard (R.E. No.  
23 162229-0100), as more particularly described in **Exhibit 1**, dated  
24 September 20, 2019, and graphically depicted in **Exhibit 2**, both of  
25 which are **attached hereto** (Subject Property), has applied for a  
26 rezoning and reclassification of that property from Planned Unit  
27 Development (PUD) District (2000-155-E) to Planned Unit Development  
28 (PUD) District, as described in Section 1 below; and

29 **WHEREAS**, the Planning Commission has considered the  
30 application and has rendered an advisory opinion; and

31 **WHEREAS**, the Land Use and Zoning Committee, after due notice

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

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

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

16 **Section 1. Property Rezoned.** The Subject Property is  
17 hereby rezoned and reclassified from Planned Unit Development (PUD)  
18 District (2000-155-E) to Planned Unit Development (PUD) District.  
19 This new PUD district shall generally permit commercial uses, and  
20 is described, shown and subject to the following documents,  
21 **attached hereto:**

22 **Exhibit 1** - Legal Description dated September 20, 2019.

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

24 **Exhibit 3** - Written Description dated August 2019.

25 **Exhibit 4** - Site Plan dated September 2019.

26 **Section 2. Owner and Description.** The Subject Property  
27 is owned by CH Motors, LLC, and is legally described in **Exhibit 1**,  
28 **attached hereto.** The agent is Blair Knighting, Kimley-Horn and  
29 Associates, Inc., 12740 Gran Bay Parkway West, Suite 2350,  
30 Jacksonville, Florida 32258; (904) 828-3917.

31 **Section 3. Disclaimer.** The rezoning granted herein

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

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

17  
18 Form Approved:

19  
20 /s/ Shannon K. Eller

21 Office of General Counsel

22 Legislation Prepared By: Bruce Lewis

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