

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-5**

5 AN ORDINANCE REZONING APPROXIMATELY 13.36±
6 ACRES LOCATED IN COUNCIL DISTRICT 12 AT 8781
7 U.S. 301 HIGHWAY SOUTH, BETWEEN U.S. 301
8 HIGHWAY SOUTH AND LOEST ROAD (R.E. NO. 001192-
9 0010 (PORTION)), OWNED BY RIVER POINT, INC., AS
10 DESCRIBED HEREIN, FROM AGRICULTURE (AGR) AND
11 COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1)
12 DISTRICTS TO COMMERCIAL COMMUNITY/GENERAL-2
13 (CCG-2) DISTRICT, AS DEFINED AND CLASSIFIED
14 UNDER THE ZONING CODE, PURSUANT TO FUTURE LAND
15 USE MAP SERIES (FLUMS) SMALL-SCALE AMENDMENT
16 APPLICATION NUMBER L-5409-19C; PROVIDING A
17 DISCLAIMER THAT THE REZONING GRANTED HEREIN
18 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
19 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
20 DATE.
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22 **WHEREAS,** the City of Jacksonville adopted a Small-Scale
23 Amendment to the *2030 Comprehensive Plan* for the purpose of
24 revising portions of the Future Land Use Map series (FLUMs) in
25 order to ensure the accuracy and internal consistency of the plan,
26 pursuant to application L-5409-19C and companion land use Ordinance
27 2020-4; and

28 **WHEREAS,** in order to ensure consistency of zoning district
29 with the *2030 Comprehensive Plan* and the adopted companion Small-
30 Scale Amendment L-5409-19C, an application to rezone and reclassify
31 from Agriculture (AGR) and Commercial Community/General-1 (CCG-1)

1 Districts to Commercial Community/General-2 (CCG-2) District was
2 filed by the owner of approximately 13.36± acres of certain real
3 property in Council District 12, as more particularly described in
4 Section 1; and

5 **WHEREAS**, the Planning and Development Department, in order to
6 ensure consistency of this zoning district with the 2030
7 *Comprehensive Plan*, has considered the rezoning and has rendered an
8 advisory opinion; and

9 **WHEREAS**, the Planning Commission has considered the
10 application and has rendered an advisory opinion; and

11 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due
12 notice, held a public hearing and made its recommendation to the
13 Council; and

14 **WHEREAS**, the City Council, after due notice, held a public
15 hearing, and taking into consideration the above recommendations as
16 well as all oral and written comments received during the public
17 hearings, the Council finds that such rezoning is consistent with
18 the 2030 *Comprehensive Plan* adopted under the comprehensive
19 planning ordinance for future development of the City of
20 Jacksonville; now, therefore

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

22 **Section 1. Subject Property Location and Description.** The
23 approximately 13.36± acres (R.E. No. 001192-0010 (portion)) are
24 located in Council District 12, at 8781 U.S. 301 Highway South,
25 between U.S. 301 Highway South and Loest Road, as more particularly
26 described in **Exhibit 1**, dated October 23, 2019, and graphically
27 depicted in **Exhibit 2**, both of which are **attached hereto** and
28 incorporated herein by this reference (Subject Property).

29 **Section 2. Owner and Applicant Description.** The Subject
30 Property is owned by River Point, Inc. The applicant is T.R.
31 Hainline, Esq., 1301 Riverplace Boulevard, Suite 1500,

1 Jacksonville, Florida 32207; (904) 346-5531.

2 **Section 3. Property Rezoned.** The Subject Property,
3 pursuant to adopted companion Small-Scale Amendment Application L-
4 5409-19C, is hereby rezoned and reclassified from Agriculture (AGR)
5 and Commercial Community/General-1 (CCG-1) Districts to Commercial
6 Community/General-2 (CCG-2) District.

7 **Section 4. Contingency.** This rezoning shall not become
8 effective until 31 days after adoption of the companion Small-Scale
9 Amendment; and further provided that if the companion Small-Scale
10 Amendment is challenged by the state land planning agency, this
11 rezoning shall not become effective until the state land planning
12 agency or the Administration Commission issues a final order
13 determining the companion Small-Scale Amendment is in compliance
14 with Chapter 163, *Florida Statutes*.

15 **Section 5. Disclaimer.** The rezoning granted herein
16 shall not be construed as an exemption from any other applicable
17 local, state, or federal laws, regulations, requirements, permits
18 or approvals. All other applicable local, state or federal permits
19 or approvals shall be obtained before commencement of the
20 development or use and issuance of this rezoning is based upon
21 acknowledgement, representation and confirmation made by the
22 applicant(s), owner(s), developer(s) and/or any authorized agent(s)
23 or designee(s) that the subject business, development and/or use
24 will be operated in strict compliance with all laws. Issuance of
25 this rezoning does not approve, promote or condone any practice or
26 act that is prohibited or restricted by any federal, state or local
27 laws.

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

1 Form Approved:

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3 /s/ Shannon K. Eller

4 Office of General Counsel

5 Legislation Prepared By: Bruce Lewis

6 GC-#1329821-v1-z-2588_SS_COMP_REZ