

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-305**

5 AN ORDINANCE REZONING APPROXIMATELY 2.70± ACRES,
6 LOCATED IN COUNCIL DISTRICT 11 AT 0 CENTURION
7 PARKWAY, BETWEEN SOUTHSIDE BOULEVARD AND THE
8 SOUTHSIDE SERVICE ROAD (R.E. NOS. 147982-0295
9 (PORTION) AND 147982-0500 (PORTION)), AS
10 DESCRIBED HEREIN, OWNED BY JEA, FROM PLANNED
11 UNIT DEVELOPMENT (PUD) DISTRICT (88-427-281 AND
12 2000-328-E) TO PLANNED UNIT DEVELOPMENT (PUD)
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
14 ZONING CODE, TO PERMIT COMMERCIAL USES, AS
15 DESCRIBED IN THE CENTURION PARKWAY/CENTURION
16 COURT (J&J ADDITION) PUD; PROVIDING A DISCLAIMER
17 THAT THE REZONING GRANTED HEREIN SHALL NOT BE
18 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
19 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
20

21 **WHEREAS**, JEA, the owner of approximately 2.70± acres, located
22 in Council District 11 at 0 Centurion Parkway, between Southside
23 Boulevard and the Southside Service Road (R.E. Nos. 147982-0295
24 (portion) and 147982-0500 (portion)), as more particularly described
25 in **Exhibit 1**, dated March 10, 2020, and graphically depicted in
26 **Exhibit 2**, both of which are **attached hereto** (Subject Property), has
27 applied for a rezoning and reclassification of that property from
28 Planned Unit Development (PUD) District (88-427-281 and 2000-328-E)
29 to Planned Unit Development (PUD) District, as described in Section
30 1 below; and

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

1 and has rendered an advisory opinion; and

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

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

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

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

17 **Section 1. Property Rezoned.** The Subject Property is
18 hereby rezoned and reclassified from Planned Unit Development (PUD)
19 District (88-427-281 and 2000-328-E) to Planned Unit Development
20 (PUD) District. This new PUD district shall generally permit
21 commercial uses, and is described, shown and subject to the following
22 documents, **attached hereto**:

23 **Exhibit 1** - Legal Description dated March 10, 2020.

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

25 **Exhibit 3** - Written Description dated February 28, 2020.

26 **Exhibit 4** - Site Plan dated March 10, 2020.

27 **Section 2. Owner and Description.** The Subject Property
28 is owned by JEA, and is legally described in **Exhibit 1, attached**
29 **hereto**. The agent is Cynthia Montgomery, Esq., 50 North Laura Street,
30 Suite 1100, Jacksonville, Florida 32202; (904) 632-8485.

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

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

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17 Form Approved:

18
19 /s/ Shannon K. Eller

20 Office of General Counsel

21 Legislation Prepared By: Bruce Lewis

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