

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-309**

5 AN ORDINANCE REZONING APPROXIMATELY 0.19± OF AN
6 ACRES, LOCATED IN COUNCIL DISTRICT 14 AT 2951
7 POST STREET, BETWEEN WILLOWBRANCH AVENUE AND
8 ROOSEVELT BOULEVARD (R.E. NO. 064127-0000), AS
9 DESCRIBED HEREIN, OWNED BY POST MODERN BREWING,
10 LLC, FROM COMMERCIAL COMMUNITY/GENERAL-2 (CCG-
11 2) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
13 ZONING CODE, TO PERMIT COMMERCIAL USES, AS
14 DESCRIBED IN THE 2951 POST STREET PUD; PROVIDING
15 A DISCLAIMER THAT THE REZONING GRANTED HEREIN
16 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
17 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
18 DATE.

19
20 **WHEREAS**, Post Modern Brewing, LLC, the owner of approximately
21 0.19± of an acres, located in Council District 14 at 2951 Post Street,
22 between Willowbranch Avenue and Roosevelt Boulevard (R.E. No. 064127-
23 0000), as more particularly described in **Exhibit 1**, dated May 12,
24 2020, and graphically depicted in **Exhibit 2**, both of which are
25 **attached hereto** (Subject Property), has applied for a rezoning and
26 reclassification of that property from Commercial Community/General-
27 2 (CCG-2) District to Planned Unit Development (PUD) District, as
28 described in Section 1 below; and

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

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

1 public hearing, has made its recommendation to the Council; and

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

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

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

15 **Section 1. Property Rezoned.** The Subject Property is
16 hereby rezoned and reclassified from Commercial Community/General-2
17 (CCG-2) District to Planned Unit Development (PUD) District. This new
18 PUD district shall generally permit commercial uses, and is described,
19 shown and subject to the following documents, **attached hereto**:

20 **Exhibit 1** - Legal Description dated May 12, 2020.

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

22 **Exhibit 3** - Written Description dated May 5, 2020.

23 **Exhibit 4** - Site Plan dated May 5, 2020.

24 **Section 2. Owner and Description.** The Subject Property
25 is owned by Post Modern Brewing, LLC, and is legally described in
26 **Exhibit 1, attached hereto**. The agent is Jack Shad, 1022 Park Street,
27 #209, Jacksonville, Florida 32204; (904) 699-5694.

28 **Section 3. Disclaimer.** The rezoning granted herein
29 shall **not** be construed as an exemption from any other applicable
30 local, state, or federal laws, regulations, requirements, permits or
31 approvals. All other applicable local, state or federal permits or

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

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

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14 Form Approved:

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16 /s/ Shannon K. Eller

17 Office of General Counsel

18 Legislation Prepared By: Connie Quinto

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