

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-301**

5 AN ORDINANCE REZONING APPROXIMATELY 7.39± ACRES
6 LOCATED IN COUNCIL DISTRICT 12 AT 0 103RD STREET
7 AND 9944 103RD STREET, BETWEEN CONNIE JEAN ROAD
8 AND RIDATILL DRIVE (R.E. NOS. 015331-0000
9 (PORTION), 015333-0000 (PORTION) AND 015334-
10 0000 (PORTION)), AS DESCRIBED HEREIN, OWNED BY
11 ROBERT C. SIMPLER, ET AL., FROM COMMERCIAL
12 OFFICE (CO) DISTRICT TO COMMERCIAL
13 COMMUNITY/GENERAL-1 (CCG-1) DISTRICT, AS
14 DEFINED AND CLASSIFIED UNDER THE ZONING CODE;
15 PROVIDING A DISCLAIMER THAT THE REZONING
16 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
17 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
18 PROVIDING AN EFFECTIVE DATE.
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20 **WHEREAS**, Robert C. Simpler, et al., the owners of approximately
21 7.39± acres located in Council District 12 at 0 103rd Street and 9944
22 103rd Street, between Connie Jean Road and Ridatill Drive (R.E. Nos.
23 015331-0000 (portion), 015333-0000 (portion) and 015334-0000
24 (portion)), as more particularly described in **Exhibit 1**, dated March
25 11, 2020, and graphically depicted in **Exhibit 2**, both of which are
26 **attached hereto** (Subject Property), have applied for a rezoning and
27 reclassification of the Subject Property from Commercial Office (CO)
28 District to Commercial Community/General-1 (CCG-1) District; and

29 **WHEREAS**, the Planning and Development Department has considered
30 the application and has rendered an advisory recommendation; and

31 **WHEREAS**, the Planning Commission, acting as the local planning

1 agency, has reviewed the application and made an advisory
2 recommendation to the Council; and

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

5 **WHEREAS**, taking into consideration the above recommendations and
6 all other evidence entered into the record and testimony taken at the
7 public hearings, the Council finds that such rezoning: (1) is
8 consistent with the *2030 Comprehensive Plan*; (2) furthers the goals,
9 objectives and policies of the *2030 Comprehensive Plan*; and (3) is
10 not in conflict with any portion of the City's land use regulations;
11 now, therefore

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

13 **Section 1. Property Rezoned.** The Subject Property is
14 hereby rezoned and reclassified from Commercial Office (CO) District
15 to Commercial Community/General-1 (CCG-1) District, as defined and
16 classified under the Zoning Code, City of Jacksonville, Florida.

17 **Section 2. Owner and Description.** The Subject Property is
18 owned by Robert C. Simpler, et al., and is described in **Exhibit 1,**
19 **attached hereto.** The agent is Curtis L. Hart, 8051 Tara Lane,
20 Jacksonville, Florida 32216; (904) 993-5008.

21 **Section 3. Disclaimer.** The rezoning granted herein shall
22 **not** be construed as an exemption from any other applicable local,
23 state, or federal laws, regulations, requirements, permits or
24 approvals. All other applicable local, state or federal permits or
25 approvals shall be obtained before commencement of the development
26 or use and issuance of this rezoning is based upon acknowledgement,
27 representation and confirmation made by the applicant(s), owners(s),
28 developer(s) and/or any authorized agent(s) or designee(s) that the
29 subject business, development and/or use will be operated in strict
30 compliance with all laws. Issuance of this rezoning does **not** approve,
31 promote or condone any practice or act that is prohibited or

