Introduced by the Land Use and Zoning Committee:

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ORDINANCE 2020-390

AN ORDINANCE REZONING APPROXIMATELY 0.09± OF AN ACRE, LOCATED IN COUNCIL DISTRICT 14 AT 1521 MARGARET STREET, BETWEEN LOMAX STREET HERSCHEL STREET (R.E. NO. 090323-0000), DESCRIBED HEREIN, OWNED BY WESTWOOD PROPERTIES PARTNERS, LLC, FROM COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1)DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO PERMIT COMMERCIAL USES, AS DESCRIBED IN THE 1521 MARGARET STREET PUD; PROVIDING DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM OTHER APPLICABLE LAWS; PROVIDING EFFECTIVE DATE.

WHEREAS, Westwood Properties Partners, LLC, the owner of approximately 0.09± of an acre, located in Council District 14 at 1521 Margaret Street, between Lomax Street and Herschel Street (R.E. No. 090323-0000), as more particularly described in Exhibit 1, dated June 4, 2020, and graphically depicted in Exhibit 2, both of which are attached hereto (Subject Property), has applied for a rezoning and reclassification of that property from Commercial Community/General-1 (CCG-1) District to Planned Unit Development (PUD) District, as described in Section 1 below; and

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

WHEREAS, the Land Use and Zoning Committee, after due notice
and public hearing, has made its recommendation to the Council; and
WHEREAS, the Council finds that such rezoning is: (1)
consistent with the 2030 Comprehensive Plan; (2) furthers the
goals, objectives and policies of the 2030 Comprehensive Plan; and
(3) is not in conflict with any portion of the City's land use

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

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

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

- Exhibit 1 Legal Description dated June 4, 2020.
- 24 Exhibit 2 Subject Property per P&DD.

hereto:

regulations; and

- **Exhibit 3** Written Description dated June 29, 2020.
 - Exhibit 4 Site Plan dated June 29, 2020.

Section 2. Owner and Description. The Subject Property is owned by Westwood Properties Partners, LLC, and is legally described in Exhibit 1, attached hereto. The agent is Cyndy Trimmer, Esq., 1 Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904) 807-0185.

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

laws.

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21 /s/ Shannon K. Eller

Form Approved:

Section 4.

Office of General Counsel

Legislation Prepared By: Arimus Wells

Disclaimer.

Effective

Council President and the Council Secretary.

The rezoning granted herein

GC-#1374382-v1-1521 Margaret St PUD Z-2926.docx

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act that is prohibited or restricted by any federal, state or local

Date.

Ordinance shall be deemed to constitute a quasi-judicial action of

the City Council and shall become effective upon signature by the

The

enactment

of

this