

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

5 AN ORDINANCE REZONING APPROXIMATELY 0.19± OF AN
6 ACRE, 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
10 BREWING, LLC, FROM COMMERCIAL
11 COMMUNITY/GENERAL-2 (CCG-2) DISTRICT TO
12 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE,
14 TO PERMIT COMMERCIAL USES, AS DESCRIBED IN THE
15 2951 POST STREET PUD; PROVIDING A DISCLAIMER
16 THAT THE REZONING GRANTED HEREIN SHALL NOT BE
17 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
18 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
19

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

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

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

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

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

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

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

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

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

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

24 **Revised Exhibit 3** - Revised Written Description dated July 22,
25 2020.

26 **Revised Exhibit 4** - Revised Site Plan dated July 21, 2020.

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

31 **Section 3. Disclaimer.** The rezoning granted herein

