

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

5 AN ORDINANCE REZONING APPROXIMATELY 2.70±
6 ACRES, LOCATED IN COUNCIL DISTRICT 11 AT 0
7 CENTURION PARKWAY, BETWEEN SOUTHSIDE BOULEVARD
8 AND THE SOUTHSIDE SERVICE ROAD (R.E. NOS.
9 147982-0295 (PORTION) AND 147982-0500
10 (PORTION)), AS DESCRIBED HEREIN, OWNED BY JEA,
11 FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT
12 (88-427-281 AND 2000-328-E) TO PLANNED UNIT
13 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
14 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
15 COMMERCIAL USES, AS DESCRIBED IN THE CENTURION
16 PARKWAY/CENTURION COURT (J&J ADDITION) PUD;
17 PROVIDING A DISCLAIMER THAT THE REZONING
18 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
19 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
20 PROVIDING AN EFFECTIVE DATE.
21

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

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

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

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

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

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

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

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

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

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

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

29 **Section 2. Owner and Description.** The Subject Property
30 is owned by JEA, and is legally described in **Exhibit 1, attached**
31 **hereto.** The agent is Cynthia Montgomery, Esq., 50 North Laura

1 Street, Suite 1100, Jacksonville, Florida 32202; (904) 632-8485.

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

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

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20 Form Approved:

21
22 /s/ Shannon K. Eller

23 Office of General Counsel

24 Legislation Prepared By: Bruce Lewis

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