

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-611**

5 AN ORDINANCE REZONING APPROXIMATELY 4.71± ACRES,
6 LOCATED IN COUNCIL DISTRICT 2 AT 1057 ST. JOHNS
7 BLUFF ROAD NORTH, BETWEEN AKERS DRIVE SOUTH AND
8 LONE STAR ROAD (R.E. NO. 161797-0100), AS
9 DESCRIBED HEREIN, OWNED BY EARTH WORKS
10 PROPERTIES, LLC, FROM INDUSTRIAL BUSINESS PARK
11 (IBP) DISTRICT AND PLANNED UNIT DEVELOPMENT
12 (PUD) DISTRICT (2012-287-E) TO PLANNED UNIT
13 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
14 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
15 COMMERCIAL AND OFFICE USES, AS DESCRIBED IN THE
16 EARTHWORKS PUD; PROVIDING A DISCLAIMER THAT THE
17 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
18 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
19 PROVIDING AN EFFECTIVE DATE.
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21 **WHEREAS**, Earth Works Properties, LLC, the owner of approximately
22 4.71± acres, located in Council District 2 at 1057 St. Johns Bluff
23 Road North, between Akers Drive South and Lone Star Road (R.E. No.
24 161797-0100), as more particularly described in **Exhibit 1**, dated
25 August 8, 2020, and graphically depicted in **Exhibit 2**, both of which
26 are **attached hereto** (Subject Property), has applied for a rezoning
27 and reclassification of that property from Industrial Business Park
28 (IBP) District and Planned Unit Development (PUD) District (2012-287-
29 E) to Planned Unit Development (PUD) District, as described in Section
30 1 below; and

31 **WHEREAS**, the Planning Commission has considered the application

1 and has rendered an advisory opinion; and

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

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

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

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

17 **Section 1. Property Rezoned.** The Subject Property is
18 hereby rezoned and reclassified from Industrial Business Park (IBP)
19 District and Planned Unit Development (PUD) District (2012-287-E) to
20 Planned Unit Development (PUD) District. This new PUD district shall
21 generally permit commercial and office uses, and is described, shown
22 and subject to the following documents, **attached hereto**:

23 **Exhibit 1** - Legal Description dated August 8, 2020.

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

25 **Exhibit 3** - Written Description dated July 28, 2020.

26 **Exhibit 4** - Site Plan dated May 19, 2020.

27 **Section 2. Owner and Description.** The Subject Property
28 is owned by Earth Works Properties, LLC, and is legally described in
29 **Exhibit 1, attached hereto.** The agent is L. Charles Mann, 165
30 Arlington Road, Jacksonville, Florida 32211; (904) 721-1546.

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

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

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

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17 Form Approved:

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19 /s/ Shannon K. Eller

20 Office of General Counsel

21 Legislation Prepared By: Bruce Lewis

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