

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-41**

5 AN ORDINANCE REZONING APPROXIMATELY 10.84±
6 ACRES, LOCATED IN COUNCIL DISTRICT 5 AT 1201
7 KINGS AVENUE, BETWEEN INTERSTATE 95 AND KINGS
8 AVENUE (R.E. NOS. 080660-1500, 080660-1510 AND
9 080660-1520) AS DESCRIBED HEREIN, OWNED BY THE
10 JACKSONVILLE TRANSPORTATION AUTHORITY, FROM
11 COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1) DISTRICT
12 AND PLANNED UNIT DEVELOPMENT (PUD) DISTRICT
13 (2006-627-E) TO PLANNED UNIT DEVELOPMENT (PUD)
14 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
15 ZONING CODE, TO PERMIT MIXED USE DEVELOPMENT, AS
16 DESCRIBED IN THE KINGS AVENUE STATION PUD;
17 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
18 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
19 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
20 EFFECTIVE DATE.
21

22 **WHEREAS**, the Jacksonville Transportation Authority, the owner of
23 approximately 10.84± acres, located in Council District 5 at 1201
24 Kings Avenue, between Interstate 95 and Kings Avenue (R.E. Nos.
25 080660-1500, 080660-1510 and 080660-1520), as more particularly
26 described in **Exhibit 1**, dated December 25, 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 Commercial Community/General-1 (CCG-1) District and
30 Planned Unit Development (PUD) District (2006-627-E) to Planned Unit
31 Development (PUD) District, as described in Section 1 below; and

1 **WHEREAS**, the Planning Commission has considered the application
2 and has rendered an advisory opinion; 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**, the Council finds that such rezoning is: (1) consistent
6 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives
7 and policies of the *2030 Comprehensive Plan*; and (3) is not in
8 conflict with any portion of the City's land use regulations; and

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

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

18 **Section 1. Property Rezoned.** The Subject Property is
19 hereby rezoned and reclassified from Commercial Community/General-1
20 (CCG-1) District and Planned Unit Development (PUD) District (2006-
21 627-E) to Planned Unit Development (PUD) District. This new PUD
22 district shall generally permit mixed use development, and is
23 described, shown and subject to the following documents, **attached**
24 **hereto:**

25 **Exhibit 1** - Legal Description dated December 25, 2020.

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

27 **Exhibit 3** - Written Description dated December 25, 2020.

28 **Exhibit 4** - Site Plan dated March 14, 2017.

29 **Section 2. Owner and Description.** The Subject Property
30 is owned by the Jacksonville Transportation Authority, and is legally
31 described in **Exhibit 1, attached hereto.** The applicant is Michael

