

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-109**

5 AN ORDINANCE REZONING APPROXIMATELY 0.08± OF AN
6 ACRE, LOCATED IN COUNCIL DISTRICT 5 AT 1104
7 LASALLE STREET, BETWEEN LARUE AVENUE AND
8 BELMONTE AVENUE (R.E. NO. 080063-0100) AS
9 DESCRIBED HEREIN, OWNED BY ROSEPROP, LLC, FROM
10 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (2007-
11 925-E) TO PLANNED UNIT DEVELOPMENT (PUD)
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
13 ZONING CODE, TO PERMIT OFFICE AND RESIDENTIAL
14 USES, AS DESCRIBED IN THE LASALLE OFFICE PUD;
15 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
16 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
17 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
18 EFFECTIVE DATE.

19
20 **WHEREAS**, Roseprop, LLC, the owner of approximately 0.08± of an
21 acre, located in Council District 5 at 1104 LaSalle Street, between
22 Larue Avenue and Belmonte Avenue (R.E. No. 080063-0100), as more
23 particularly described in **Exhibit 1**, dated January 26, 2021, and
24 graphically depicted in **Exhibit 2**, both of which are **attached hereto**
25 (Subject Property), has applied for a rezoning and reclassification
26 of that property from Planned Unit Development (PUD) District (2007-
27 925-E) to Planned Unit Development (PUD) District, as described in
28 Section 1 below; and

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

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

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

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

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

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

15 **Section 1. Property Rezoned.** The Subject Property is
16 hereby rezoned and reclassified from Planned Unit Development (PUD)
17 District (2007-925-E) to Planned Unit Development (PUD) District.
18 This new PUD district shall generally permit office and residential
19 uses, and is described, shown and subject to the following documents,
20 **attached hereto:**

21 **Exhibit 1** - Legal Description dated January 26, 2021.

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

23 **Exhibit 3** - Written Description dated January 18, 2021.

24 **Exhibit 4** - Site Plan dated August 6, 2007.

25 **Section 2. Owner and Description.** The Subject Property
26 is owned by Roseprop, LLC, and is legally described in **Exhibit 1,**
27 **attached hereto.** The applicant is Blair Knighting, 12740 Gran Bay
28 Parkway West, Suite 2350, Jacksonville, Florida 32258; (904) 828-
29 3917.

30 **Section 3. Disclaimer.** The rezoning granted herein
31 shall **not** be construed as an exemption from any other applicable

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

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

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16 Form Approved:

17
18 /s/ Shannon K. Eller

19 Office of General Counsel

20 Legislation Prepared By: Erin Abney

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