

1 Introduced by Council Members Dennis and Salem:
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4 **ORDINANCE 2021-166**

5 AN ORDINANCE REZONING APPROXIMATELY 0.18± OF AN
6 ACRE LOCATED IN COUNCIL DISTRICT 9 AT 0 LINE
7 STREET, BETWEEN MCQUADE STREET AND BROADWAY
8 AVENUE (R.E. NO. 077366-0000), OWNED BY GATEWAY
9 COMMUNITY SERVICES, INC., AS DESCRIBED HEREIN,
10 FROM RESIDENTIAL MEDIUM DENSITY-A (RMD-A)
11 DISTRICT TO COMMERCIAL OFFICE (CO) DISTRICT, AS
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE,
13 PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS)
14 SMALL-SCALE AMENDMENT APPLICATION NUMBER L-5531-
15 21C; PROVIDING A DISCLAIMER THAT THE REZONING
16 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
17 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
18 PROVIDING AN EFFECTIVE DATE.
19

20 **WHEREAS,** the City of Jacksonville adopted a Small-Scale
21 Amendment to the *2030 Comprehensive Plan* for the purpose of revising
22 portions of the Future Land Use Map series (FLUMs) in order to ensure
23 the accuracy and internal consistency of the plan, pursuant to
24 application L-5531-21C and companion land use Ordinance 2021-165; and

25 **WHEREAS,** in order to ensure consistency of zoning district with
26 the *2030 Comprehensive Plan* and the adopted companion Small-Scale
27 Amendment L-5531-21C, an application to rezone and reclassify from
28 Residential Medium Density-A (RMD-A) District to Commercial Office
29 (CO) District was filed by the City of Jacksonville, on behalf of the
30 owner of approximately 0.18± of an acre of certain real property in
31 Council District 9, as more particularly described in Section 1; and

1 **WHEREAS**, the Planning and Development Department, in order to
2 ensure consistency of this zoning district with the *2030 Comprehensive*
3 *Plan*, has considered the rezoning and has rendered an advisory
4 opinion; and

5 **WHEREAS**, the Planning Commission has considered the application
6 and has rendered an advisory opinion; and

7 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due
8 notice, held a public hearing and made its recommendation to the
9 Council; and

10 **WHEREAS**, the City Council, after due notice, held a public
11 hearing, and taking into consideration the above recommendations as
12 well as all oral and written comments received during the public
13 hearings, the Council finds that such rezoning is consistent with the
14 *2030 Comprehensive Plan* adopted under the comprehensive planning
15 ordinance for future development of the City of Jacksonville; now,
16 therefore

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

18 **Section 1. Subject Property Location and Description.** The
19 approximately 0.18± of an acre (R.E. No. 077366-0000) is located in
20 Council District 9 at 0 Line Street, between McQuade Street and
21 Broadway Avenue, as more particularly described in **Exhibit 1**, dated
22 March 3, 2021, and graphically depicted in **Exhibit 2**, both of which
23 are **attached hereto** and incorporated herein by this reference (Subject
24 Property).

25 **Section 2. Owner and Applicant Description.** The Subject
26 Property is owned by Gateway Community Services, Inc. The applicant
27 is the City of Jacksonville, 214 North Hogan Street, Suite 300,
28 Jacksonville, Florida 32202; (904) 255-7800.

29 **Section 3. Property Rezoned.** The Subject Property,
30 pursuant to adopted companion Small-Scale Amendment Application L-
31 5531-21C, is hereby rezoned and reclassified from Residential Medium

