

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

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  
16 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN  
17 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
18 PROVIDING AN 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**  
25 **hereto** (Subject Property), has applied for a rezoning and  
26 reclassification of that property from Planned Unit Development  
27 (PUD) District (2007-925-E) to Planned Unit Development (PUD)  
28 District, as described in Section 1 below; and

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

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

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

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

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

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

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

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

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

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

26 **Section 2. Owner and Description.** The Subject Property  
27 is owned by Roseprop, LLC, and is legally described in **Exhibit 1**,  
28 **attached hereto**. The applicant is Blair Knighting, 12740 Gran Bay  
29 Parkway West, Suite 2350, Jacksonville, Florida 32258; (904) 828-  
30 3917.

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

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

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18 Form Approved:

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20       /s/ Shannon K. Eller      

21 Office of General Counsel

22 Legislation Prepared By: Erin Abney

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