

1 Introduced by the Land Use and Zoning Committee:  
2  
3

4 **ORDINANCE 2021-373-E**

5 AN ORDINANCE REZONING APPROXIMATELY 0.89± OF AN  
6 ACRE LOCATED IN COUNCIL DISTRICT 9 AT 0 SAN JUAN  
7 AVENUE, BETWEEN NIBLICK DRIVE AND LINDBERG  
8 DRIVE (R.E. NO. 068535-0200), AS DESCRIBED  
9 HEREIN, OWNED BY MILLENNIUM TRUST COMPANY, LLC,  
10 FROM COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1)  
11 DISTRICT TO COMMERCIAL COMMUNITY/GENERAL-2  
12 (CCG-2) DISTRICT, AS DEFINED AND CLASSIFIED  
13 UNDER THE ZONING CODE; PROVIDING A DISCLAIMER  
14 THAT THE REZONING GRANTED HEREIN SHALL NOT BE  
15 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
16 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
17

18 **WHEREAS**, Millennium Trust Company, LLC, the owner of  
19 approximately 0.89± of an acre located in Council District 9 at 0 San  
20 Juan Avenue, between Niblick Drive and Lindberg Drive (R.E. No.  
21 068535-0200), as more particularly described in **Exhibit 1**, dated May  
22 18, 2021, and graphically depicted in **Exhibit 2**, both of which are  
23 **attached hereto** (Subject Property), has applied for a rezoning and  
24 reclassification of the Subject Property from Commercial  
25 Community/General-1 (CCG-1) District to Commercial Community/General-  
26 2 (CCG-2) District; and

27 **WHEREAS**, the Planning and Development Department has considered  
28 the application and has rendered an advisory recommendation; and

29 **WHEREAS**, the Planning Commission, acting as the local planning  
30 agency, has reviewed the application and made an advisory  
31 recommendation to the Council; and

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

3           **WHEREAS**, taking into consideration the above recommendations and  
4 all other evidence entered into the record and testimony taken at the  
5 public hearings, the Council finds that such rezoning: (1) is  
6 consistent with the *2030 Comprehensive Plan*; (2) furthers the goals,  
7 objectives and policies of the *2030 Comprehensive Plan*; and (3) is  
8 not in conflict with any portion of the City's land use regulations;  
9 now, therefore

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

11           **Section 1.           Property Rezoned.**     The Subject Property is  
12 hereby rezoned and reclassified from Commercial Community/General-1  
13 (CCG-1) District to Commercial Community/General-2 (CCG-2) District,  
14 as defined and classified under the Zoning Code, City of Jacksonville,  
15 Florida.

16           **Section 2.           Owner and Description.**   The Subject Property is  
17 owned by Millennium Trust Company, LLC, and is described in **Exhibit**  
18 **1, attached hereto.**   The applicant is John W. Wallace, Esq., 1  
19 Independent Drive, Suite 3300, Jacksonville, Florida 32202; (904)  
20 359-7700.

21           **Section 3.           Disclaimer.**   The rezoning granted herein shall  
22 **not** be construed as an exemption from any other applicable local,  
23 state, or federal laws, regulations, requirements, permits or  
24 approvals.   All other applicable local, state or federal permits or  
25 approvals shall be obtained before commencement of the development  
26 or use and issuance of this rezoning is based upon acknowledgement,  
27 representation and confirmation made by the applicant(s), owners(s),  
28 developer(s) and/or any authorized agent(s) or designee(s) that the  
29 subject business, development and/or use will be operated in strict  
30 compliance with all laws.   Issuance of this rezoning does **not** approve,  
31 promote or condone any practice or act that is prohibited or

