

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-430-E**

5 AN ORDINANCE REZONING APPROXIMATELY 13.69± ACRES
6 LOCATED IN COUNCIL DISTRICT 9 AT 6300 BLANDING
7 BOULEVARD, BETWEEN 118TH STREET AND JAMMES ROAD,
8 OWNED BY AUTO BOUTIQUE, LLC, AS DESCRIBED HEREIN,
9 FROM RESIDENTIAL RURAL-ACRE (RR-ACRE),
10 COMMERCIAL COMMUNITY/GENERAL-2 (CCG-2),
11 COMMERCIAL OFFICE (CO), RESIDENTIAL LOW DENSITY-
12 60 (RLD-60) AND RESIDENTIAL MEDIUM DENSITY-A
13 (RMD-A) TO PLANNED UNIT DEVELOPMENT (PUD)
14 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
15 ZONING CODE, TO PERMIT AUTO SALES, AUTO STAGING
16 AND AUTO BODY REPAIR USES, AS DESCRIBED IN THE
17 AUTO BOUTIQUE PUD, PURSUANT TO FUTURE LAND USE
18 MAP SERIES (FLUMS) SMALL-SCALE AMENDMENT
19 APPLICATION NUMBER L-5574-21C; PUD SUBJECT TO
20 CONDITION; PROVIDING A DISCLAIMER THAT THE
21 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
22 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
23 PROVIDING AN EFFECTIVE DATE.
24

25 **WHEREAS**, the City of Jacksonville adopted a Small-Scale
26 Amendment to the *2030 Comprehensive Plan* for the purpose of revising
27 portions of the Future Land Use Map series (FLUMs) in order to ensure
28 the accuracy and internal consistency of the plan, pursuant to the
29 companion land use application L-5574-21C; and

30 **WHEREAS**, in order to ensure consistency of zoning district with

1 the *2030 Comprehensive Plan* and the adopted companion Small-Scale
2 Amendment L-5574-21C, an application to rezone and reclassify from
3 Residential Rural-Acre (RR-Acre), Commercial Community/General-2
4 (CCG-2), Commercial Office (CO), Residential Low Density-60 (RLD-60)
5 and Residential Medium Density-A (RMD-A) to Planned Unit Development
6 (PUD) District was filed by Patrick W. Krechowski, on behalf of the
7 owner of approximately 13.69± acres of certain real property in
8 Council District 9, as more particularly described in Section 1; and

9 **WHEREAS**, the Planning and Development Department, in order to
10 ensure consistency of this zoning district with the *2030 Comprehensive*
11 *Plan*, has considered the rezoning and has rendered an advisory
12 opinion; and

13 **WHEREAS**, the Planning Commission has considered the application
14 and has rendered an advisory opinion; and

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

18 **WHEREAS**, the City Council, after due notice, held a public
19 hearing, and taking into consideration the above recommendations as
20 well as all oral and written comments received during the public
21 hearings, the Council finds that such rezoning is consistent with the
22 *2030 Comprehensive Plan* adopted under the comprehensive planning
23 ordinance for future development of the City of Jacksonville; and

24 **WHEREAS**, the Council finds that the proposed PUD does not affect
25 adversely the orderly development of the City as embodied in the
26 *Zoning Code*; will not affect adversely the health and safety of
27 residents in the area; will not be detrimental to the natural
28 environment or to the use or development of the adjacent properties
29 in the general neighborhood; and the proposed PUD will accomplish the
30 objectives and meet the standards of Section 656.340 (Planned Unit

1 Development) of the *Zoning Code* of the City of Jacksonville; now,
2 therefore

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

4 **Section 1. Subject Property Location and Description.** The
5 approximately 13.69± acres are located in Council District 9, at 6300
6 Blanding Boulevard, between 118th street and Jammes Road, as more
7 particularly described in **Exhibit 1**, dated June 22, 2021, and
8 graphically depicted in **Exhibit 2**, both of which are **attached hereto**
9 and incorporated herein by this reference (Subject Property).

10 **Section 2. Owner and Applicant Description.** The Subject
11 Property is owned by Auto Boutique, LLC. The applicant is Patrick W.
12 Krechowski, 1 Independent Drive, Suite 1800, Jacksonville, Florida
13 32202; (904) 348-6877.

14 **Section 3. Property Rezoned.** The Subject Property,
15 pursuant to adopted companion Small-Scale Amendment L-5574-21C, is
16 hereby rezoned and reclassified from Residential Rural-Acre (RR-
17 Acre), Commercial Community/General-2 (CCG-2), Commercial Office
18 (CO), Residential Low Density-60 (RLD-60) and Residential Medium
19 Density-A (RMD-A) to Planned Unit Development (PUD) District. This
20 new PUD district shall generally permit auto sales, auto staging and
21 auto body repair uses, and is described, shown and subject to the
22 following documents, **attached hereto**:

23 **Exhibit 1** - Legal Description dated June 22, 2021.

24 **Exhibit 2** - Subject Property Map (prepared by P&DD).

25 **Exhibit 3** - Written Description dated June 22, 2021.

26 **Exhibit 4** - Site Plan dated May 24, 2021.

27 **Section 4. Rezoning Approved Subject to Condition.** This
28 rezoning is approved subject to the following condition. Such
29 condition controls over the Written Description and the Site Plan
30 and may only be amended through a rezoning.

1 (1) Permitted uses in the PUD only apply to those areas in
2 the Community/General Commercial (CGC) land use category and not
3 those areas in the Medium Density Residential (MDR) land use
4 category.

5 **Section 5. Contingency.** This rezoning shall not become
6 effective until 31 days after adoption of the companion Small-Scale
7 Amendment unless challenged by the state land planning agency; and
8 further provided that if the companion Small-Scale Amendment is
9 challenged by the state land planning agency, this rezoning shall not
10 become effective until the state land planning agency or the
11 Administration Commission issues a final order determining the
12 companion Small-Scale Amendment is in compliance with Chapter 163,
13 *Florida Statutes*.

14 **Section 6. Disclaimer.** The rezoning granted herein
15 shall not be construed as an exemption from any other applicable
16 local, state, or federal laws, regulations, requirements, permits or
17 approvals. All other applicable local, state or federal permits or
18 approvals shall be obtained before commencement of the development
19 or use and issuance of this rezoning is based upon acknowledgement,
20 representation and confirmation made by the applicant(s), owner(s),
21 developer(s) and/or any authorized agent(s) or designee(s) that the
22 subject business, development and/or use will be operated in strict
23 compliance with all laws. Issuance of this rezoning does not approve,
24 promote or condone any practice or act that is prohibited or
25 restricted by any federal, state or local laws.

26 **Section 7. Effective Date.** The enactment of this Ordinance
27 shall be deemed to constitute a quasi-judicial action of the City
28 Council and shall become effective upon signature by the Council
29 President and the Council Secretary.

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Form Approved:

 /s/ Mary E. Staffopoulos

Office of General Counsel

Legislation Prepared By: Bruce Lewis

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