

1 Introduced by the Council President at the request of the Mayor:
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4 **ORDINANCE 2018-770**

5 AN ORDINANCE REZONING APPROXIMATELY 98.72±
6 ACRES IN COUNCIL DISTRICT 7, LOCATED EAST OF
7 CATHERINE STREET, SOUTH OF EAST BAY STREET AND
8 GATOR BOWL BOULEVARD, AND NORTH OF THE ST.
9 JOHNS RIVER, AND LOCATED NORTHEAST OF THE
10 INTERSECTION OF GATOR BOWL BOULEVARD AND
11 GEORGIA STREET, AS DESCRIBED HEREIN, OWNED BY
12 THE CITY OF JACKSONVILLE, THE FLORIDA
13 DEPARTMENT OF TRANSPORTATION, AND MULTIMEDIA
14 HOLDINGS CORPORATION, FROM PUBLIC BUILDING AND
15 FACILITIES-1 (PBF-1), RECREATION AND OPEN
16 SPACE (ROS) AND PLANNED UNIT DEVELOPMENT (PUD)
17 ZONING DISTRICTS TO COMMERCIAL CENTRAL
18 BUSINESS DISTRICT (CCBD) ZONING DISTRICT, AS
19 DEFINED AND CLASSIFIED UNDER THE ZONING CODE;
20 PROVIDING A DISCLAIMER THAT THE REZONING
21 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
22 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
23 PROVIDING AN EFFECTIVE DATE.
24

25 **WHEREAS,** the City of Jacksonville has applied for a rezoning
26 and reclassification of approximately 98.72± acres located in
27 Council District 7, east of Catherine Street, south of East Bay
28 Street and Gator Bowl Boulevard, and north of the St. Johns River,
29 and located northeast of the intersection of Gator Bowl Boulevard
30 and Georgia Street, as more particularly described in **Exhibit 1**,
31 dated September 26, 2018, and graphically depicted in **Exhibit 2**,

1 both of which are **attached hereto** and incorporated herein by this
2 reference (Subject Property), from Public Building and Facilities-1
3 (PBF-1), Recreation and Open Space (ROS) and Planned Unit
4 Development (PUD) Zoning Districts to Commercial Central Business
5 District (CCBD) Zoning District; and

6 **WHEREAS**, the Planning and Development Department has
7 considered the application and has rendered an advisory
8 recommendation; and

9 **WHEREAS**, the Planning Commission, acting as the local planning
10 agency, has reviewed the application and made an advisory
11 recommendation to the Council; and

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

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

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

22 **Section 1. Property Rezoned.** The Subject Property is
23 hereby rezoned and reclassified from Public Building and
24 Facilities-1 (PBF-1), Recreation and Open Space (ROS) and Planned
25 Unit Development (PUD) Zoning Districts to Commercial Central
26 Business District (CCBD) Zoning District, as defined and classified
27 under the Zoning Code, City of Jacksonville, Florida.

28 **Section 2. Owner and Description.** The Subject Property
29 is owned by the City of Jacksonville, the Florida Department of
30 Transportation (concrete columns), and Multimedia Holdings

1 Corporation (guy wire anchors), and is described in **Exhibit 1**,
2 dated September 26, 2018, and graphically depicted in **Exhibit 2**,
3 both of which are **attached hereto** and incorporated herein by this
4 reference. The agent is the City of Jacksonville, 214 North Hogan
5 Street, Suite 300, Jacksonville, Florida 32202; (904) 255-7800.

6 **Section 3. Disclaimer.** The rezoning granted herein shall
7 not be construed as an exemption from any other applicable local,
8 state, or federal laws, regulations, requirements, permits or
9 approvals. All other applicable local, state or federal permits or
10 approvals shall be obtained before commencement of the development
11 or use and issuance of this rezoning is based upon acknowledgement,
12 representation and confirmation made by the applicant(s), owner(s),
13 developer(s) and/or any authorized agent(s) or designee(s) that the
14 subject business, development and/or use will be operated in strict
15 compliance with all laws. Issuance of this rezoning does not
16 approve, promote or condone any practice or act that is prohibited
17 or restricted by any federal, state or local laws.

18 **Section 4. Effective Date.** The enactment of this
19 ordinance shall be deemed to constitute a quasi-judicial action of
20 the City Council and shall become effective upon signature by the
21 Council President and Council Secretary.

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23 Form Approved:

24
25 /s/ Shannon Eller

26 Office of General Counsel

27 Legislation Prepared By: Shannon K. Eller

28 GC-#1247040-v1-Downtown_CCBD_Rezoning