ORDINANCE NO. 2018-8108

AN ORDINANCE TO AMEND REDEVELOPMENT DISTRICT: RD ORDINANCE NUMBER 2008-7951, SUPPLEMENTING THE COMPREHENSIVE ZONING REGULATIONS AND ZONING ATLAS FOR THE CITY OF JACKSONVILLE BEACH, FLORIDA, AS PROVIDED UNDER CHAPTER 34 OF THE CODE OF ORDINANCES OF SAID CITY.

WHEREAS, the City Council of the City of Jacksonville Beach, Florida, heretofore enacted and established a Land Development Code and Zoning Atlas for said City; and

WHEREAS, the City Council approved the rezoning of certain lands in the City from *Redevelopment District: RD* to *Redevelopment District: RD* on April 21, 2008 via Ordinance No. 2008-7951, for a hotel project; and

WHEREAS, the owners of property described herein have applied to the City Council to amend the RD Narrative approved via Ordinance No. 2008-7951, to update the project narrative and preliminary site plan for a proposed hotel use; and

WHEREAS, the City Council has considered the application, all relevant support materials, the staff report, the recommendation of the Planning Commission, and Community Redevelopment Agency and public testimony given at the public hearings.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF JACKSONVILLE BEACH, FLORIDA:

SECTION 1. That Section 1, Paragraphs A through D of Ordinance No. 2008-7951 are hereby amended, and as amended in Strike through deletion/Underlined addition format, shall henceforth read as follows:
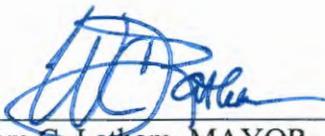
A.   The rezoning application and attached project narrative dated February 19, 2008, March 12, 2018 and attached hereto as Exhibit A, and Preliminary Site Plan and Building Elevation sheets dated March 12, 2018 and attached hereto as Exhibit B, which have been submitted to the City of Jacksonville Beach Planning and Development Department, are hereby adopted and incorporated as a part of this amendment to the Jacksonville Beach Land Development Code and Zoning Atlas.

B.   The project shall be generally carried out in accordance with the presentments of the rezoning application, project narrative and preliminary development plan, and shall also be subject to the following conditions:

1. Maximum building height - 35'
2. Parking - a minimum of ~~107 garage~~ one parking space per hotel room, including the provision of parking for disabled persons pursuant to Land Development Code Section 34-378.
3. Permitted uses - Use of the subject property shall be limited to the permitted uses of the *Central Business District: CBD* district, pursuant to Land Development Code (LDC) Sec. 34-345(b), including, but not limited to, ~~a 80-room~~ a maximum 81-room hotel with ~~restaurant~~ kitchen and dining areas, retail, office and meeting space.

4. Prohibited uses– The following uses shall be prohibited within the subject property:
   a. Automotive rental and leasing
   b. Motion Picture theaters.
   c. Amusement and recreation service establishments.
   d. Those uses specifically prohibited within *Redevelopment District: RD* zoning districts pursuant to Land Development Code Sec. 34-347(c)(3)i.2.ii.

C.   Notwithstanding Land Development Code Sec. 34-345(d), outdoor restaurant seating shall be a permitted accessory use of the subject property, subject to the applicable standards of LDC Sec. 34-407.

D.   If requested by the City, the applicant shall convey by deed to the City of Jacksonville Beach a triangular piece of land located within, and no larger than, the required sight visibility triangle at the northwest corner of the subject property of sufficient size to accommodate a public sidewalk at the intersection of State Road A-1-A and Beach Boulevard.

SECTION 2. All ordinances or parts of ordinances in conflict herewith be and the same are, to the extent the same may in conflict, hereby repealed.

SECTION 3. This ordinance shall take effect upon its adoption and recordation with the Clerk of Circuit Court, Duval County, Florida.

AUTHENTICATED THIS 21 **DAY OF** May , 2018.

_____
William C. Latham, MAYOR

_____
Laurie Scott, CITY CLERK