

Introduced by: Council Member Steve Hartkemeyer
1st Reading: July 21, 2014
2nd Reading: Council Member Tom Taylor
Date: September 15, 2014
Remand Hearing: Council Member Chris Hoffman
Date: July 15, 2019

ORDINANCE NO. 2014-8058

AN ORDINANCE ESTABLISHING A *REDEVELOPMENT DISTRICT: RD* ZONING DISTRICT WITHIN 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 owners of certain lands in the City, more particularly described herein, have applied to the City Council for the rezoning of those lands from *Central business district: CBD* to *Redevelopment District: RD*.

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

SECTION 1. That the City Council has considered the adoption of this ordinance based on one or more of the factors listed in Section 34-211(c) of the Land Development Code and hereby finds that this amendment will not result in an adverse change in the community in which it is located.

SECTION 2. That the Land Development Code and Zoning Atlas previously adopted by the City Council of the City of Jacksonville Beach, Florida, be and the same is hereby amended and, as amended, shall henceforth read as follows:

That all of the certain territory in the City of Jacksonville Beach, Florida, described as follows, to wit:

Lots 7 and 8, Block 62, *Pablo Beach North* according to the Plat thereof as recorded in Plat Book 3, Page 28 of the current records of Duval County, Florida,

Heretofore zoned as *Central business district: CBD*, be and the same is hereby designated as *Redevelopment District: RD*, so that henceforth the same shall be classified and construed to be embraced within the meaning and subject of the general provisions of the *Redevelopment District:*

RD zoning category as provided in Article VII, Section 34-347 of the Jacksonville Beach Land Development Code (Chapter 34 of the Code of Ordinances of the City of Jacksonville Beach, Florida), subject to the following additional limitations:

- A. The rezoning application dated May 19, 2014, including Project Narrative dated September 15, 2014, attached hereto as Exhibit A, and Preliminary RD Development Plan and Building Elevation sheets dated September 15, 2014 and together 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 part of this amendment to the Jacksonville Beach Land Development Code and Zoning Atlas.
- B. Notwithstanding Land Development Code Section 34-393, the applicant shall be permitted to locate an alcoholic beverage establishment on the subject property, which exists within 500' feet of two existing similar such establishments.
- C. The project shall be generally carried out in accordance with the presentments of Exhibits A and B to this ordinance, including but not limited to the following:
 - 1. Maximum Building Height –Thirty-five (35) feet.
 - 2. A minimum of twenty-two (22) off-street parking spaces shall be provided, including one (1) designated space for disabled persons.
 - 3. Maximum Area, Bar Building – 6,429 gross square feet. Notwithstanding Land Development Code Section 334-407(b), the maximum area of the Bar Building may include up to 2,033 gross square feet of outdoor bar, patio and lounge area, or thirty-one and six tenths percent (31.6 %) of the total Bar Building area.
 - 4. Maximum Area, Commercial Building – 3,000 gross square feet.
 - 5. Maximum Occupancy, Bar Building – 325 occupants.
 - 6. The one (1) Mobile Food Vending Vehicle permitted on the property described herein shall be regulated by the standards listed in Attachment 7 to the Project Narrative contained in Exhibit A to this ordinance.
- D. Permitted uses of the subject property shall be as described in Exhibit A to this ordinance, and shall not include any uses specifically prohibited within *Redevelopment District: RD* zoning districts pursuant to Land Development Code Section 34-347(c)(3)c. i.2.ii.

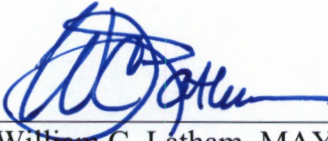
- E. The applicant shall be permitted to place televisions or television screens within outdoor bar areas, but no amplified sounds from any devices, including televisions, shall be permitted within any outdoor bar area at any time. No live amplified music shall be permitted within any outdoor bar area at any time.

SECTION 3. In the event that a building permit application for the development proposed in Exhibits A and B to this ordinance has not been accepted by the City within eighteen (18) months following the adoption of this ordinance, this rezoning ordinance shall be rendered null and void, and the *Central business district: CBD* zoning designation of the subject property shall be re-instated.

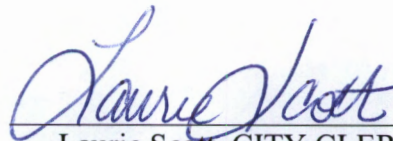
SECTION 4. All ordinances or parts of ordinances in conflict herewith be, and the same are, to the extent the same may be in conflict, hereby repealed.

SECTION 5. This ordinance shall take effect upon its adoption and recordation with the Clerk of Circuit Court, Duval County, Florida.

AUTHENTICATED THIS 15th DAY OF July, 2019.



William C. Latham, MAYOR



Laurie Scott, CITY CLERK