

Introduced by: Council Member Hoffman

1st Reading: 17 June 2019

2nd Reading: 15 July 2019

**ORDINANCE NO. 2019-8120**

**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*; 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 the City Council has considered the adoption of this ordinance based on one or more of the factors listed in Section 34-347(c)(3)(i) 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 1, 2, and 3, Block 41, Pablo Beach North, according to Plat Book 3, Page 28 of the current Public Records of Duval County, Florida; together with the southerly 5.00 feet of Fourth (4<sup>th</sup>) Avenue North adjoining said Lot 1; together with a part of Ocean Boulevard (as closed by the City of Jacksonville Beach Ordinance Number E-610), being all the lands lying easterly of said lots to the erosion control line as established by Plat Book 35, Pages 59, 59A and 59B of said Public Records.

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

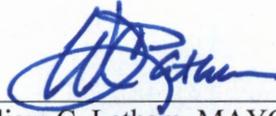
embraced within the meaning and subject of the general provisions of the *Redevelopment District: RD* zoning category as provided in Article VII, Section 34-347 of the Jacksonville Beach Land Development Code (Chapter 34 of the Code of Ordinances of the City of Jacksonville Beach, Florida), subject to the following additional limitations:

- A. The rezoning application dated April 26, 2019, including project narrative dated April 26, 2019, attached hereto as Exhibit A, and Preliminary RD Development Plan titled "Site Plan" and dated April 19, 2019, 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. The project shall be generally carried out in accordance with the presentments of the rezoning application, project narrative, and conceptual site development plan, including but not limited to the following:
  - 1. Maximum building height - Fifty-six (56) feet.
  - 2. Permitted structure(s) shall be constructed in accordance with CBD site design and lot layout standards in effect on September 28, 2010.
  - 3. A maximum of 136 hotel rooms and a maximum of 2,000 square feet of commercial space shall be provided.
  - 4. Vehicular access will be provided on 1<sup>st</sup> Street North.
- C. Off-street parking within the subject property shall be provided through a combination of on-site valet parking service and utilization of the City's payment in lieu of parking program.
- D. Open space requirement will be met with the proposed pool, outdoor seating, and Boardwalk area.
- E. Landscaping within the subject property shall comply with the standards of Land Development Code Article VIII Division 3. Site Clearing and Landscape Standards.
- F. Signage within the subject property shall comply with the standards of Land Development Code Article VIII, Division 4. Sign Standards.

**SECTION 3.** 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 4.** This ordinance shall take effect upon its adoption and recordation with the Clerk of Circuit Court, Duval County, Florida.

AUTHENTICATED THIS 15<sup>th</sup> DAY OF July, 2019.



William C. Latham, MAYOR



Laurie Scott, CITY CLERK