

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-597-E**

5 AN ORDINANCE REZONING APPROXIMATELY 0.70± ACRES
6 LOCATED IN COUNCIL DISTRICT 13 AT 2825 MAYPORT
7 ROAD, BETWEEN MAYPORT ROAD AND PIONEER DRIVE
8 (R.E. NO. 168365-0000 (PORTION)), AS DESCRIBED
9 HEREIN, OWNED BY 2825 MAYPORT RD LLC, FROM
10 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (1995-
11 1158-E) TO PLANNED UNIT DEVELOPMENT (PUD)
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
13 ZONING CODE, TO PERMIT COMMERCIAL USES, INCLUDING
14 OUTDOOR STORAGE YARDS MEETING THE PERFORMANCE
15 STANDARDS AND DEVELOPMENT CRITERIA SET FORTH IN
16 PART 4 (SUPPLEMENTARY REGULATIONS), CHAPTER 656
17 (ZONING CODE), *ORDINANCE CODE*, AS DESCRIBED IN
18 THE 2825 MAYPORT PUD; PUD SUBJECT TO CONDITION;
19 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
20 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
21 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
22 EFFECTIVE DATE.
23

24 **WHEREAS**, 2825 Mayport Rd LLC, the owner of approximately 0.70±
25 acres located in Council District 13 at 2825 Mayport Road, between
26 Mayport Road and Pioneer Drive (R.E. No. 168365-0000 (portion)), as
27 more particularly described in **Exhibit 1**, dated May 18, 2023, and
28 graphically depicted in **Exhibit 2**, both of which are attached hereto
29 (the "Subject Property"), has applied for a rezoning and
30 reclassification of the Subject Property from Planned Unit
31 Development (PUD) District (1995-1158-E) to Planned Unit Development

1 (PUD) District, as described in Section 1 below; and

2 **WHEREAS**, the Planning Commission, acting as the local planning
3 agency, has reviewed the application and made an advisory
4 recommendation to the Council; and

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

7 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
8 with the *2045 Comprehensive Plan*; (2) furthers the goals, objectives
9 and policies of the *2045 Comprehensive Plan*; and (3) is not in
10 conflict with any portion of the City's land use regulations; and

11 **WHEREAS**, the Council finds the proposed rezoning does not
12 adversely affect the orderly development of the City as embodied in
13 the Zoning Code; will not adversely affect the health and safety of
14 residents in the area; will not be detrimental to the natural
15 environment or to the use or development of the adjacent properties
16 in the general neighborhood; and will accomplish the objectives and
17 meet the standards of Section 656.340 (Planned Unit Development) of
18 the Zoning Code; now, therefore

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

20 **Section 1. Property Rezoned.** The Subject Property is
21 hereby rezoned and reclassified from Planned Unit Development (PUD)
22 District (1995-1158-E) to Planned Unit Development (PUD) District.
23 This new PUD district shall generally permit commercial uses,
24 including outdoor storage yards meeting the performance standards and
25 development criteria set forth in Part 4 (Supplementary Regulations),
26 Chapter 656 (Zoning Code), *Ordinance Code*, and is described, shown
27 and subject to the following documents, attached hereto:

28 **Exhibit 1** - Legal Description dated May 18, 2023.

29 **Exhibit 2** - Subject Property per P&DD.

30 **Revised Exhibit 3** - Revised Written Description dated October 17,
31 2023.

1 **Exhibit 4** - Site Plan dated April 1, 2023.

2 **Section 2. Rezoning Approved Subject to Condition.** This
3 rezoning is approved subject to the following condition. Such
4 condition controls over the Written Description and the Site Plan and
5 may only be amended through a rezoning:

6 (1) Employee parking shall meet the standards set forth in
7 Section 656.607 of the Zoning Code.

8 **Section 3. Owner and Description.** The Subject Property is
9 owned by 2825 Mayport Rd LLC and is legally described in **Exhibit 1**,
10 attached hereto. The applicant is Cyndy Trimmer, Esq., One
11 Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)
12 807-0185.

13 **Section 4. Disclaimer.** The rezoning granted herein shall
14 **not** be construed as an exemption from any other applicable local,
15 state, or federal laws, regulations, requirements, permits or
16 approvals. All other applicable local, state or federal permits or
17 approvals shall be obtained before commencement of the development
18 or use and issuance of this rezoning is based upon acknowledgement,
19 representation and confirmation made by the applicant(s), owners(s),
20 developer(s) and/or any authorized agent(s) or designee(s) that the
21 subject business, development and/or use will be operated in strict
22 compliance with all laws. Issuance of this rezoning does **not** approve,
23 promote or condone any practice or act that is prohibited or
24 restricted by any federal, state or local laws.

25 **Section 5. Effective Date.** The enactment of this Ordinance
26 shall be deemed to constitute a quasi-judicial action of the City
27 Council and shall become effective upon signature by the Council
28 President and Council Secretary.

1 Form Approved:

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3 /s/ Mary E. Staffopoulos

4 Office of General Counsel

5 Legislation Prepared By: Bruce Lewis

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