

1 Introduced and amended by the Land Use and Zoning Committee:  
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3

4 **ORDINANCE 2025-757-E**

5 AN ORDINANCE REZONING APPROXIMATELY 5.54± ACRES  
6 LOCATED IN COUNCIL DISTRICT 14 AT 0 AND 6916 103<sup>RD</sup>  
7 STREET, BETWEEN INTERSTATE-295 AND NORDE DRIVE  
8 WEST (R.E. NO(S). 014426-0002 AND 014426-0010),  
9 AS DESCRIBED HEREIN, OWNED BY 6916 103RD STREET,  
10 LLC, FROM COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1)  
11 DISTRICT AND COMMERCIAL COMMUNITY/GENERAL-2  
12 (CCG-2) DISTRICT TO PLANNED UNIT DEVELOPMENT  
13 (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER  
14 THE ZONING CODE, TO PERMIT UP TO 110 MULTI-  
15 FAMILY, TOWNHOUSE OR ROWHOUSE RESIDENTIAL  
16 DWELLING UNITS AND RELATED AMENITIES AND  
17 COMMERCIAL USES, AND PERSONAL PROPERTY STORAGE  
18 AND MEDICAL USES, INCLUDING THE SALE AND SERVICE  
19 OF ALL ALCOHOLIC BEVERAGES, INCLUDING LIQUOR,  
20 BEER AND WINE, FOR ON-PREMISES CONSUMPTION AND  
21 OFF-PREMISES CONSUMPTION ON PROPERTY LOCATED  
22 LESS THAN 1,500 FEET FROM A CHURCH WITHOUT THE  
23 REQUIREMENT TO OBTAIN A WAIVER OF MINIMUM  
24 DISTANCE FOR A LIQUOR LICENSE LOCATION PURSUANT  
25 TO SECTION 656.805, *ORDINANCE CODE*, AS DESCRIBED  
26 IN THE 6916 10RD STREET PUD; PROVIDING A  
27 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL  
28 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
29 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

30  
31 **WHEREAS,** 6916 103rd Street, the owner of approximately 5.54±

1 acres located in Council District 14 at 0 and 6916 103<sup>rd</sup> Street,  
2 between Interstate-295 and Norde Drive West (R.E. No(s). 014426-0002  
3 and 014426-0010), as more particularly described in **Exhibit 1**, dated  
4 August 5, 2025, and graphically depicted in **Exhibit 2**, both of which  
5 are attached hereto (the "Subject Property"), has applied for a  
6 rezoning and reclassification of the Subject Property from Commercial  
7 Community/General-1 (CCG-1) District and Commercial  
8 Community/General-2 (CCG-2) District to Planned Unit Development  
9 (PUD) District, as described in Section 1 below; and

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

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

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

20 **WHEREAS**, the Council finds the proposed rezoning does not  
21 adversely affect the orderly development of the City as embodied in  
22 the Zoning Code; will not adversely affect the health and safety of  
23 residents in the area; will not be detrimental to the natural  
24 environment or to the use or development of the adjacent properties  
25 in the general neighborhood; and will accomplish the objectives and  
26 meet the standards of Section 656.340 (Planned Unit Development) of  
27 the Zoning Code; now therefore

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

29 **Section 1. Property Rezoned.** The Subject Property is  
30 hereby rezoned and reclassified from Commercial Community/General-1  
31 (CCG-1) District and Commercial Community/General-2 (CCG-2) District

1 to Planned Unit Development (PUD) District. This new PUD district  
2 shall generally permit 110 multi-family, townhouse or rowhouse  
3 residential dwelling units and related amenities and commercial uses,  
4 and personal property storage and medical uses, and is described,  
5 shown and subject to the following documents, attached hereto:

6 **Exhibit 1** - Legal Description dated August 5, 2025.

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

8 **Revised Exhibit 3** - Revised Written Description dated December 18,  
9 2025.

10 **Revised Exhibit 4** - Revised Site Plan dated November 18, 2025.

11 **Section 2. Findings Regarding Deviation from Waiver of**  
12 **Minimum Distance for Liquor License Location.** Pursuant to Section  
13 656.341(c)(2)(ii)(B), *Ordinance Code*, when a PUD Written Description  
14 includes a request for a deviation or waiver from various Zoning Code  
15 8 requirements, including waivers of liquor distances from churches  
16 and schools, the Council is required to determine that the requested  
17 deviation or waiver is necessary. The Council hereby finds that there  
18 is competent and substantial evidence in the record to support the  
19 need for relief from the requirement for a waiver of minimum distance  
20 for liquor license location as requested in **Revised Exhibit 3** for the  
21 reasons articulated by the Land Use and Zoning Committee.

22 **Section 3. Owner and Description.** The Subject Property is  
23 owned by 6916 103rd Street, LLC, and is legally described in **Exhibit**  
24 **1**, attached hereto. The applicant is Hayden Phillips, Esq., 1301  
25 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207; (904)  
26 346-5535.

27 **Section 4. Disclaimer.** The rezoning granted herein shall  
28 **not** be construed as an exemption from any other applicable local,  
29 state, or federal laws, regulations, requirements, permits or  
30 approvals. All other applicable local, state or federal permits or  
31 approvals shall be obtained before commencement of the development

1 or use and issuance of this rezoning is based upon acknowledgement,  
2 representation and confirmation made by the applicant(s), owners(s),  
3 developer(s) and/or any authorized agent(s) or designee(s) that the  
4 subject business, development and/or use will be operated in strict  
5 compliance with all laws. Issuance of this rezoning does **not** approve,  
6 promote or condone any practice or act that is prohibited or  
7 restricted by any federal, state or local laws.

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

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13 Form Approved:

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15                     /s/ Dylan Reingold          

16 Office of General Counsel

17 Legislation Prepared By: Erin Abney

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