

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2024-661**

5 AN ORDINANCE REZONING APPROXIMATELY 2.93± ACRES
6 LOCATED IN COUNCIL DISTRICT 11 AT 0 BAYMEADOWS
7 WAY W., BETWEEN BAYMEADOWS WAY AND INTERSTATE-95
8 (R.E. NO. 152578-2080), AS DESCRIBED HEREIN,
9 OWNED BY LUXURY TOY VAULT, LLC, FROM PLANNED UNIT
10 DEVELOPMENT (PUD) DISTRICT (1974-577-E) TO
11 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
13 PERMIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT, AS
14 DESCRIBED IN THE CYPRESS BAYMEADOWS PUD;
15 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
16 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
17 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
18 EFFECTIVE DATE.
19

20 **WHEREAS**, Luxury Toy Vault, LLC, the owner of approximately
21 2.93± acres located in Council District 11 at 0 Baymeadows Way W.,
22 between Baymeadows Way and Interstate-95 (R.E. NO. 152578-2080), as
23 more particularly described in **Exhibit 1**, dated June 18, 2024, and
24 graphically depicted in **Exhibit 2**, both of which are attached hereto
25 (the "Subject Property"), has applied for a rezoning and
26 reclassification of the Subject Property from Planned Unit
27 Development (PUD) District (1974-577-E) to Planned Unit Development
28 (PUD) District, as described in Section 1 below; and

29 **WHEREAS**, the Planning Commission, acting as the local planning
30 agency, has reviewed the application and made an advisory
31 recommendation to the Council; and

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

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

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

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

17 **Section 1. Property Rezoned.** The Subject Property is
18 hereby rezoned and reclassified from Planned Unit Development (PUD)
19 District (1974-577-E) to Planned Unit Development (PUD) District.
20 This new PUD district shall generally permit multi-family residential
21 development, and is described, shown and subject to the following
22 documents, attached hereto:

23 **Exhibit 1** - Legal Description dated June 18, 2024.

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

25 **Exhibit 3** - Written Description dated July 17, 2024.

26 **Exhibit 4** - Site Plan dated June 18, 2024.

27 **Section 2. Owner and Description.** The Subject Property is
28 owned by Luxury Toy Vault, LLC. The applicant is Cyndy Trimmer,
29 Esq., 1 Independent Drive, Suite 1200, Jacksonville, Florida 32202;
30 (904) 807-0185.

31 **Section 3. Disclaimer.** The rezoning granted herein shall

1 **not** be construed as an exemption from any other applicable local,
2 state, or federal laws, regulations, requirements, permits or
3 approvals. All other applicable local, state or federal permits or
4 approvals shall be obtained before commencement of the development
5 or use and issuance of this rezoning is based upon acknowledgement,
6 representation and confirmation made by the applicant(s), owners(s),
7 developer(s) and/or any authorized agent(s) or designee(s) that the
8 subject business, development and/or use will be operated in strict
9 compliance with all laws. Issuance of this rezoning does **not** approve,
10 promote or condone any practice or act that is prohibited or
11 restricted by any federal, state or local laws.

12 **Section 4. Effective Date.** The enactment of this Ordinance
13 shall be deemed to constitute a quasi-judicial action of the City
14 Council and shall become effective upon signature by the Council
15 President and Council Secretary.

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17 Form Approved:

18
19 /s/ Dylan Reingold

20 Office of General Counsel

21 Legislation Prepared By: Kaysie Cox

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