

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-921-E**

5 AN ORDINANCE REZONING APPROXIMATELY 1.28± ACRES  
6 LOCATED IN COUNCIL DISTRICT 12 AT 142 & 154  
7 MCCARGO STREET NORTH, BETWEEN DRIGGERS STREET AND  
8 OKLAHOMA STREET (R.E. NO(S). 005503-0000 AND  
9 005499-0000), AS DESCRIBED HEREIN, OWNED BY JAX  
10 TURF, LLC, FROM COMMERCIAL COMMUNITY/GENERAL-1  
11 (CCG-1) DISTRICT TO PLANNED UNIT DEVELOPMENT  
12 (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER  
13 THE ZONING CODE, TO PERMIT OUTSIDE RETAIL SALES  
14 AND STORAGE OF ARTIFICIAL TURF, RESTAURANT AND  
15 OTHER COMMERCIAL USES, AS DESCRIBED IN THE  
16 MCCARGO STREET PUD; PROVIDING A DISCLAIMER THAT  
17 THE REZONING GRANTED HEREIN SHALL NOT BE  
18 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
19 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
20

21 **WHEREAS,** Jax Turf, LLC, the owner of approximately 1.28± acres  
22 located in Council District 12 at 142 & 154 McCargo Street North,  
23 between Driggers Street and Oklahoma Street (R.E. No(s). 005503-0000  
24 and 005499-0000), as more particularly described in **Exhibit 1**, dated  
25 June 25, 2024, and graphically depicted in **Exhibit 2**, both of which  
26 are attached hereto (the "Subject Property"), has applied for a  
27 rezoning and reclassification of the Subject Property from Commercial  
28 Community/General-1 (CCG-1) District to Planned Unit Development  
29 (PUD) District, as described in Section 1 below; and

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

1 recommendation to the Council; and

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

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

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

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

18 **Section 1. Property Rezoned.** The Subject Property is  
19 hereby rezoned and reclassified from Commercial Community/General-1  
20 (CCG-1) District to Planned Unit Development (PUD) District. This new  
21 PUD district shall generally permit outside retail sales and storage  
22 of artificial turf, restaurant and other commercial uses, and is  
23 described, shown and subject to the following documents, attached  
24 hereto:

25 **Exhibit 1** - Legal Description dated June 25, 2024.

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

27 **Exhibit 3** - Written Description dated October 11, 2024.

28 **Exhibit 4** - Site Plan dated July 11, 2024.

29 **Section 2. Owner and Description.** The Subject Property is  
30 owned by Jax Turf, LLC, and is legally described in **Exhibit 1**,  
31 attached hereto. The applicant is Mark Shelton, 12740 Gran Bay Parkway

1 West, Suite 2350, Jacksonville, Florida, 32258; (904) 828-3933.

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

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

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19 Form Approved:

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21           /s/ Dylan Reingold          

22 Office of General Counsel

23 Legislation Prepared By: Kaysie Cox

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