

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

2  
3  
4 **ORDINANCE 2023-855-E**

5 AN ORDINANCE REZONING APPROXIMATELY 3.85± ACRES  
6 LOCATED IN COUNCIL DISTRICT 13 AT 0 MAYPORT  
7 ROAD, 2114 MAYPORT ROAD, 2120 MAYPORT ROAD, 2124  
8 MAYPORT ROAD, 2148 MAYPORT ROAD AND 2150 MAYPORT  
9 ROAD, BETWEEN MAYPORT ROAD AND FAIRWAY VILLAS  
10 DRIVE (R.E. NOS. 169409-0000, 169409-0010,  
11 169409-0020, 169409-0050, 169409-0070,  
12 169453-0010 AND 169453-0020), AS DESCRIBED  
13 HEREIN, OWNED BY BEACHES HABITAT FOR HUMANITY,  
14 INC., FROM PLANNED UNIT DEVELOPMENT (PUD)  
15 DISTRICT (2022-251-E) AND COMMERCIAL/COMMUNITY  
16 GENERAL-2 (CCG-2) DISTRICT TO PLANNED UNIT  
17 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
18 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT UP  
19 TO 47 TOWNHOMES, AS DESCRIBED IN THE MAYPORT  
20 PUD; PUD SUBJECT TO CONDITIONS; PROVIDING A  
21 DISCLAIMER THAT THE REZONING GRANTED HEREIN  
22 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
23 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
24 DATE.

25  
26 **WHEREAS**, Beaches Habitat for Humanity, Inc., the owner of  
27 approximately 3.85± acres, located in Council District 13 at 0 Mayport  
28 Road, 2114 Mayport Road, 2120 Mayport Road, 2124 Mayport Road, 2148  
29 Mayport Road, and 2150 Mayport Road, between Mayport Road and Fairway  
30 Villas Drive (R.E. Nos. 169409-0000, 169409-0010, 169409-0020,  
31 169409-0050, 169409-0070, 169453-0010 and 169453-0020), as more

1 particularly described in **Exhibit 1**, dated September 18, 2023, and  
2 graphically depicted in **Exhibit 2**, both of which are attached hereto  
3 (the "Subject Property"), has applied for a rezoning and  
4 reclassification of the Subject Property from Planned Unit  
5 Development (PUD) District (2022-251-E) and Commercial/Community  
6 General-2 (CCG-2) District to Planned Unit Development (PUD)  
7 District, as described in Section 1 below; and

8 **WHEREAS**, the Planning Commission has considered the  
9 application and has rendered an advisory opinion; and

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

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

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

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

26 **Section 1. Property Rezoned.** The Subject Property is  
27 hereby rezoned and reclassified from Planned Unit Development (PUD)  
28 District (2022-251-E) and Commercial Community/General-2 (CCG-2)  
29 District to Planned Unit Development (PUD) District. This new PUD  
30 district shall generally permit up to a maximum of 47 townhomes, and  
31 is described, shown and subject to the following documents, attached

1 hereto:

2 **Exhibit 1** - Legal Description dated September 18, 2023.

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

4 **Revised Exhibit 3** - Revised Written Description dated February 1,  
5 2024.

6 **Revised Exhibit 4** - Revised Site Plan dated January 29, 2024.

7 **Section 2. Rezoning Approved Subject to Conditions.** This  
8 rezoning is approved subject to the following conditions. Such  
9 conditions control over the Written Description and the Site Plan and  
10 may only be amended through a rezoning:

11 (1) The proposed street typical cross section shall match that  
12 found in City Standard Details for City of Jacksonville, Plate P-127,  
13 or as otherwise approved by the Planning and Development Department.

14 (2) If guest parking is required, it shall not be located in  
15 or back into the City right-of-way unless approved by the Planning  
16 and Development Department.

17 **Section 3. Owner and Applicant Description.** The Subject  
18 Property is owned by Beaches Habitat for Humanity, Inc. and is legally  
19 described in **Exhibit 1**, attached hereto. The applicant is Staci Rewis,  
20 Esq., One Independent Drive, Suite 1200, Jacksonville, Florida 32202;  
21 (904) 301-1269.

22 **Section 4. Disclaimer.** The rezoning granted herein  
23 shall not be construed as an exemption from any other applicable  
24 local, state, or federal laws, regulations, requirements, permits or  
25 approvals. All other applicable local, state or federal permits or  
26 approvals shall be obtained before commencement of the development  
27 or use, and issuance of this rezoning is based upon acknowledgement,  
28 representation and confirmation made by the applicant(s), owner(s),  
29 developer(s) and/or any authorized agent(s) or designee(s) that the  
30 subject business, development and/or use will be operated in strict  
31 compliance with all laws. Issuance of this rezoning does not approve,

1 promote or condone any practice or act that is prohibited or  
2 restricted by any federal, state or local laws.

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

7  
8 Form Approved:

9  
10           /s/ Mary E. Staffopoulos          

11 Office of General Counsel

12 Legislation Prepared By: Connor Corrigan

13 GC-#1613388-v1-2023-855-E.docx