

1 Introduced by the Land Use and Zoning Committee:
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3

4 **ORDINANCE 2023-855**

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; PROVIDING A DISCLAIMER THAT THE REZONING
21 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
22 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
23 PROVIDING AN EFFECTIVE DATE.
24

25 **WHEREAS**, Beaches Habitat for Humanity, Inc., the owner of
26 approximately 3.85± acres, located in Council District 13 at 0 Mayport
27 Road, 2114 Mayport Road, 2120 Mayport Road, 2124 Mayport Road, 2148
28 Mayport Road, and 2150 Mayport Road, between Mayport Road and Fairway
29 Villas Drive (R.E. Nos. 169409-0000, 169409-0010, 169409-0020,
30 169409-0050, 169409-0070, 169453-0010 and 169453-0020), as more
31 particularly described in **Exhibit 1**, dated September 18, 2023, and

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

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

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

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

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

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

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

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

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

3 **Exhibit 3** - Written Description dated October 20, 2023.

4 **Exhibit 4** - Site Plan dated October 19, 2023.

5 **Section 2. Owner and Applicant Description.** The Subject
6 Property is owned by Beaches Habitat for Humanity, Inc. and is legally
7 described in **Exhibit 1**, attached hereto. The applicant is Staci Rewis,
8 Esq., One Independent Drive, Suite 1200, Jacksonville, Florida 32202;
9 (904) 301-1269.

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

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

26 Form Approved:

27

28 /s/ Mary E. Staffopoulos

29 Office of General Counsel

30 Legislation Prepared By: Connor Corrigan

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