

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-421**

5 AN ORDINANCE REZONING APPROXIMATELY 7.64± ACRES
6 LOCATED IN COUNCIL DISTRICT 11 AT 0 BAYMEADOWS
7 WAY W., BETWEEN BAYMEADOWS WAY AND INTERSTATE-95
8 (R.E. NO. 152578-2100), AS DESCRIBED HEREIN,
9 OWNED BY CCP BAYMEADOWS, 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 BAYMEADOWS WAY WEST PUD,
15 PURSUANT TO APPLICATION NUMBER Z-5819; PROVIDING
16 A DISCLAIMER THAT THE REZONING GRANTED HEREIN
17 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
18 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
19 DATE.
20

21 **WHEREAS**, CCP Baymeadows, LLC, the owner of approximately 7.64±
22 acres located in Council District 11 at 0 Baymeadows Way W., between
23 Baymeadows Way and Interstate-95 (R.E. NO. 152578-2100), as more
24 particularly described in **Exhibit 1**, dated August 14, 2024, and
25 graphically depicted in **Exhibit 2**, both of which are attached hereto
26 (the "Subject Property"), has applied for a rezoning and
27 reclassification of the Subject Property from Planned Unit
28 Development (PUD) District (1974-577-E) to Planned Unit Development
29 (PUD) District, pursuant to application number Z-5819, as described
30 in Section 1 below; and

31 **WHEREAS**, the Planning Commission, acting as the local planning

1 agency, has reviewed the application and made an advisory
2 recommendation to the Council; and

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

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

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

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

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

25 **Exhibit 1** - Legal Description dated August 14, 2024.

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

27 **Exhibit 3** - Written Description dated August 14, 2024.

28 **Exhibit 4** - Site Plan dated December 5, 2023.

29 **Section 2. Owner and Description.** The Subject Property is
30 owned by CCP Baymeadows, LLC. The applicant is Cyndy Trimmer, Esq.,
31 1 Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)

1 807-0185; ckt@drivermcafee.com.

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:

20
21 /s/ Terrence Harvey

22 Office of General Counsel

23 Legislation Prepared By: Connor Corrigan

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