

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-437**

5 AN ORDINANCE REZONING APPROXIMATELY 7.14± OF AN
6 ACRE LOCATED IN COUNCIL DISTRICT 5 AT 0, 4066,
7 4132 ATLANTIC BOULEVARD AND 1635, 1649, 1657,
8 1667 ARLETHA ROAD, BETWEEN ART MUSEUM DRIVE ROAD
9 AND BEACH BOULEVARD (R.E. NO.(S) 129485-0000,
10 129562-0010, 129480-0000, 129564-0000, 129479-
11 0000, 129474-0000, 129482-0000, 129562-0020, AND
12 129481-0000), AS DESCRIBED HEREIN, OWNED BY ST.
13 NICHOLAS MF PARTNERS, LLC, FROM PLANNED UNIT
14 DEVELOPMENT (PUD) DISTRICT (2022-0534-E) TO
15 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
16 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
17 PERMIT THE INCLUSION OF ADDITIONAL USES INCLUDING
18 RESIDENTIAL AND COMMERCIAL USES, AS DESCRIBED IN
19 THE ST. NICHOLAS PUD, PURSUANT TO APPLICATION
20 NUMBER Z-7107; PROVIDING A DISCLAIMER THAT THE
21 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
22 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
23 PROVIDING AN EFFECTIVE DATE.
24

25 **WHEREAS,** St. Nicholas MF Partners, LLC, the owner of
26 approximately 7.14± acres located in Council District 5 at 0, 4066,
27 4132 Atlantic Boulevard and 1635, 1649, 1657, 1667 Arletha Road,
28 between Art Museum Drive and Beach Boulevard (R.E. No.(s) R.E. NO.(S)
29 129485-0000, 129562-0010, 129480-0000, 129564-0000, 129479-0000,
30 129474-0000, 129482-0000, 129562-0020, and 129481-0000), as more
31 particularly described in **Exhibit 1**, dated July 29, 2022, 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 (2022-0534-E) to Planned Unit Development
5 (PUD) District, pursuant to application number Z-7107, as described
6 in Section 1 below; and

7 **WHEREAS**, the Planning Commission, acting as the local planning
8 agency, has reviewed the application and made an advisory
9 recommendation to the Council; and

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

12 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
13 with the *2045 Comprehensive Plan*; (2) furthers the goals, objectives
14 and policies of the *2045 Comprehensive Plan*; and (3) is not in
15 conflict with any portion of the City's land use regulations; 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 (2022-0534-E) to Planned Unit Development (PUD) District.
28 This new PUD district shall generally permit the inclusion of
29 additional uses including residential and commercial uses, as
30 described in the St. Nicholas PUD, and is described, shown and subject
31 to the following documents, attached hereto:

- 1 **Exhibit 1** - Legal Description dated July 29, 2022.
- 2 **Exhibit 2** - Subject Property per P&DD.
- 3 **Exhibit 3** - Written Description dated April 9, 2026.
- 4 **Exhibit 4** - Site Plan dated April 13, 2025.

5 **Section 2. Owner and Description.** The Subject Property is
6 owned by St. Nicolas MF Partners, LLC and is legally described in
7 **Exhibit 1**, attached hereto. The applicant is Andre Green, 1000
8 Riverside Avenue, Suite 600, Jacksonville, Florida, 32204; (904) 386-
9 3826; agreen@cornerlotdevelopment.com.

10 **Section 3. Disclaimer.** The rezoning granted herein shall
11 **not** be construed as an exemption from any other applicable local,
12 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), owners(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 Council Secretary.

1 Form Approved:

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3 /s/ Terrence Harvey

4 Office of General Counsel

5 Legislation Prepared By: Connor Corrigan

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