

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2025-757

AN ORDINANCE REZONING APPROXIMATELY 5.54± ACRES
LOCATED IN COUNCIL DISTRICT 14 AT 0 AND 6916 103RD
STREET, BETWEEN INTERSTATE-295 AND NORDE DRIVE
WEST (R.E. NO(S). 014426-0002 AND 014426-0010),
AS DESCRIBED HEREIN, OWNED BY 6916 103RD STREET,
LLC, FROM COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1)
DISTRICT AND COMMERCIAL COMMUNITY/GENERAL-2
(CCG-2) DISTRICT TO PLANNED UNIT DEVELOPMENT
(PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER
THE ZONING CODE, TO PERMIT UP TO 110 MULTI-
FAMILY, TOWNHOUSE OR ROWHOUSE RESIDENTIAL
DWELLING UNITS AND RELATED AMENITIES AND
COMMERCIAL USES, INCLUDING THE SALE AND SERVICE
OF ALL ALCOHOLIC BEVERAGES, INCLUDING LIQUOR,
BEER AND WINE, FOR ON-PREMISES CONSUMPTION AND
OFF-PREMISES CONSUMPTION ON PROPERTY LOCATED
LESS THAN 1,500 FEET FROM A CHURCH WITHOUT THE
REQUIREMENT TO OBTAIN A WAIVER OF MINIMUM
DISTANCE FOR A LIQUOR LICENSE LOCATION PURSUANT
TO SECTION 656.805, *ORDINANCE CODE*, AS DESCRIBED
IN THE 6916 103RD STREET PUD; PROVIDING A
DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, 6916 103rd Street, the owner of approximately 5.54±
acres located in Council District 14 at 0 and 6916 103rd Street,

1 between Interstate-295 and Norde Drive West (R.E. No(s). 014426-0002
2 and 014426-0010), as more particularly described in **Exhibit 1**, dated
3 August 5, 2025, and graphically depicted in **Exhibit 2**, both of which
4 are attached hereto (the "Subject Property"), has applied for a
5 rezoning and reclassification of the Subject Property from Commercial
6 Community/General-1 (CCG-1) District and Commercial
7 Community/General-2 (CCG-2) District to Planned Unit Development
8 (PUD) District, as described in Section 1 below; and

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

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

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

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

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

28 **Section 1. Property Rezoned.** The Subject Property is
29 hereby rezoned and reclassified from Commercial Community/General-1
30 (CCG-1) District and Commercial Community/General-2 (CCG-2) District
31 to Planned Unit Development (PUD) District. This new PUD district

shall generally permit 110 multi-family, townhouse or rowhouse residential dwelling units and related amenities and commercial uses, and is described, shown and subject to the following documents, attached hereto:

Exhibit 1 - Legal Description dated August 5, 2025.

Exhibit 2 - Subject Property per P&DD.

Exhibit 3 - Written Description dated September 22, 2025.

Exhibit 4 - Site Plan dated September 22, 2025.

Section 2. Findings Regarding Deviation from Waiver of Minimum Distance for Liquor License Location. Pursuant to Section 656.341(c)(2)(ii)(B), *Ordinance Code*, when a PUD Written Description includes a request for a deviation or waiver from various Zoning Code 8 requirements, including waivers of liquor distances from churches and schools, the Council is required to determine that the requested deviation or waiver is necessary. The Council hereby finds that there is competent and substantial evidence in the record to support the need for relief from the requirement for a waiver of minimum distance for liquor license location as requested in **Exhibit 3** for the reasons articulated by the Land Use and Zoning Committee.

Section 3. Owner and Description. The Subject Property is owned by 6916 103rd Street, LLC, and is legally described in **Exhibit 1**, attached hereto. The applicant is Hayden Phillips, Esq., 1301 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207; (904) 346-5535.

Section 4. Disclaimer. The rezoning granted herein shall not be construed as an exemption from any other applicable local, state, or federal laws, regulations, requirements, permits or approvals. All other applicable local, state or federal permits or approvals shall be obtained before commencement of the development or use and issuance of this rezoning is based upon acknowledgement, representation and confirmation made by the applicant(s), owners(s),

1 developer(s) and/or any authorized agent(s) or designee(s) that the
2 subject business, development and/or use will be operated in strict
3 compliance with all laws. Issuance of this rezoning does **not** approve,
4 promote or condone any practice or act that is prohibited or
5 restricted by any federal, state or local laws.

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

10
11 Form Approved:

12
13 /s/ Dylan Reingold

14 Office of General Counsel

15 Legislation Prepared By: Erin Abney

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