

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2023-597**

5 AN ORDINANCE REZONING APPROXIMATELY 0.70± ACRES  
6 LOCATED IN COUNCIL DISTRICT 13 AT 2825 MAYPORT  
7 ROAD, BETWEEN MAYPORT ROAD AND PIONEER DRIVE  
8 (R.E. NO. 168365-0000 (PORTION)), AS DESCRIBED  
9 HEREIN, OWNED BY 2825 MAYPORT RD LLC, FROM  
10 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (1995-  
11 1158-E) TO PLANNED UNIT DEVELOPMENT (PUD)  
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
13 ZONING CODE, TO PERMIT COMMERCIAL USES, INCLUDING  
14 OUTDOOR STORAGE YARDS MEETING THE PERFORMANCE  
15 STANDARDS AND DEVELOPMENT CRITERIA SET FORTH IN  
16 PART 4 (SUPPLEMENTARY REGULATIONS), CHAPTER 656  
17 (ZONING CODE), *ORDINANCE CODE*, AS DESCRIBED IN  
18 THE 2825 MAYPORT PUD; PROVIDING A DISCLAIMER THAT  
19 THE REZONING GRANTED HEREIN SHALL NOT BE  
20 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
21 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

22  
23 **WHEREAS**, 2825 Mayport Rd LLC, the owner of approximately 0.70±  
24 acres located in Council District 13 at 2825 Mayport Road, between  
25 Mayport Road and Pioneer Drive (R.E. No. 168365-0000 (portion)), as  
26 more particularly described in **Exhibit 1**, dated May 18, 2023, and  
27 graphically depicted in **Exhibit 2**, both of which are attached hereto  
28 (the "Subject Property"), has applied for a rezoning and  
29 reclassification of the Subject Property from Planned Unit  
30 Development (PUD) District (1995-1158-E) to Planned Unit Development  
31 (PUD) District, as described in Section 1 below; and

1           **WHEREAS**, the Planning Commission, acting as the local planning  
2 agency, has reviewed the application and made an advisory  
3 recommendation to the Council; and

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

6           **WHEREAS**, the Council finds that such rezoning is: (1) consistent  
7 with the *2045 Comprehensive Plan*; (2) furthers the goals, objectives  
8 and policies of the *2045 Comprehensive Plan*; and (3) is not in  
9 conflict with any portion of the City's land use regulations; 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 (1995-1158-E) to Planned Unit Development (PUD) District.  
22 This new PUD district shall generally permit commercial uses,  
23 including outdoor storage yards meeting the performance standards and  
24 development criteria set forth in Part 4 (Supplementary Regulations),  
25 Chapter 656 (Zoning Code), *Ordinance Code*, and is described, shown  
26 and subject to the following documents, attached hereto:

27 **Exhibit 1** - Legal Description dated May 18, 2023.

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

29 **Exhibit 3** - Written Description dated July 25, 2023.

30 **Exhibit 4** - Site Plan dated April 1, 2023.

31           **Section 2.           Owner and Description.**     The Subject Property is

1 owned by 2825 Mayport Rd LLC and is legally described in **Exhibit 1**,  
2 attached hereto. The applicant is Cyndy Trimmer, Esq., One  
3 Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)  
4 807-0185.

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

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

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22 Form Approved:

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24 \_\_\_\_\_  
/s/ Mary E. Staffopoulos

25 Office of General Counsel

26 Legislation Prepared By: Bruce Lewis

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