

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-661-E**

5 AN ORDINANCE REZONING APPROXIMATELY 1.56± ACRES
6 LOCATED IN COUNCIL DISTRICT 13 AT 2152 MAYPORT
7 ROAD AND 2156 MAYPORT ROAD, BETWEEN DUTTON
8 ISLAND ROAD WEST AND FAIRWAY VILLAS DRIVE (R.E.
9 NOS. 169410-0000 AND 169410-0010), AS DESCRIBED
10 HEREIN, OWNED BY BOSCO ENTERPRISES, LLC, FROM
11 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (2018-
12 617-E) TO PLANNED UNIT DEVELOPMENT (PUD)
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
14 ZONING CODE, TO PERMIT MULTI-FAMILY RESIDENTIAL
15 AND COMMERCIAL USES, AS DESCRIBED IN THE BOSCO
16 ENTERPRISES, LLC PUD; PROVIDING A DISCLAIMER
17 THAT THE REZONING GRANTED HEREIN SHALL NOT BE
18 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
19 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
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21 **WHEREAS**, Bosco Enterprises, LLC, the owner of approximately
22 1.56± acres located in Council District 13 at 2152 Mayport Road and
23 2156 Mayport Road, between Dutton Island Road West and Fairway
24 Villas Drive (R.E. Nos. 169410-0000 and 169410-0010), as more
25 particularly described in **Exhibit 1**, dated July 14, 2023, and
26 graphically depicted in **Exhibit 2**, both of which are attached
27 hereto (the "Subject Property"), have applied for a rezoning and
28 reclassification of the Subject Property from Planned Unit
29 Development (PUD) District (2018-617-E) to Planned Unit Development
30 (PUD) District, as described in Section 1 below; and

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

1 planning 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
7 goals, objectives and policies of the *2045 Comprehensive Plan*; and
8 (3) is not in conflict with any portion of the City's land use
9 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 (2018-617-E) to Planned Unit Development (PUD) District.
22 This new PUD district shall generally permit multi-family
23 residential and commercial uses, and is described, shown and
24 subject to the following documents, attached hereto:

25 **Exhibit 1** - Legal Description dated July 14, 2023.

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

27 **Revised Exhibit 3** - Revised Written Description dated November 3,
28 2023.

29 **Revised Exhibit 4** - Revised Site Plan dated November 3, 2023.

30 **Section 2. Owner and Description.** The Subject Property
31 is owned by Bosco Enterprises, LLC and is legally described in

1 **Exhibit 1**, attached hereto. The applicant is William Pope, 2158
2 Mayport Road, Jacksonville, Florida 32223; (904) 241-0320.

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

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

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21 Form Approved:

22
23 /s/ Mary E. Staffopoulos

24 Office of General Counsel

25 Legislation Prepared By: Connor Corrigan

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