

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-532**

5 AN ORDINANCE REZONING APPROXIMATELY 1,508±
6 ACRES, LOCATED IN COUNCIL DISTRICT 7 AND
7 DISTRICT 8 AT 0 BRADDOCK ROAD, BETWEEN NEW KINGS
8 ROAD AND ROBERT MASTERS BOULEVARD, AS DESCRIBED
9 HEREIN, OWNED BY CC WESTPORT, LLC, FROM PLANNED
10 UNIT DEVELOPMENT (PUD) (2001-256-E, 2005-419-E
11 AND MM-2007-14) DISTRICT TO PLANNED UNIT
12 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
14 MIXED USE, AS DESCRIBED IN THE VILLAGES OF
15 WESTPORT PUD; PROVIDING A DISCLAIMER THAT THE
16 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
17 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
18 PROVIDING AN EFFECTIVE DATE.

19
20 **WHEREAS**, CC Westport, LLC, the owners of approximately 1,508±
21 acres, located in Council District 7 and District 8 at 0 Braddock
22 Road, as more particularly described in **Exhibit 1**, dated July 21,
23 2021, and graphically depicted in **Exhibit 2**, both of which are
24 **attached hereto** (the "Subject Property"), have applied for a rezoning
25 and reclassification of that property from Planned Unit Development
26 (PUD) (2001-256-E, 2005-419-E AND MM-2007-14) District to Planned
27 Unit Development (PUD) District, as described in Section 1 below; and

28 **WHEREAS**, the Planning Commission has considered the application
29 and has rendered an advisory opinion; and

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

1 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
2 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives
3 and policies of the *2030 Comprehensive Plan*; and (3) is not in
4 conflict with any portion of the City's land use regulations; and

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

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

14 **Section 1. Property Rezoned.** The Subject Property is
15 hereby rezoned and reclassified from Planned Unit Development (PUD)
16 (2001-256-E, 2005-419-E AND MM-2007-14) District to Planned Unit
17 Development (PUD) District. This new PUD district shall generally
18 permit mixed use, and is described, shown and subject to the following
19 documents, **attached hereto**:

20 **Exhibit 1** - Legal Description dated July 21, 2021.

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

22 **Exhibit 3** - Written Description dated July 21, 2021.

23 **Exhibit 4** - Site Plan dated April 2021.

24 **Section 2. Owner and Description.** The Subject Property
25 is owned by CC Westport, LLC, and is legally described in **Exhibit 1,**
26 **attached hereto**. The applicant is T.R. Hainline, Esq., 1301 Riverplace
27 Boulevard, Suite 1500, Jacksonville, Florida 32207; (904) 346-5531.

28 **Section 3. Disclaimer.** The rezoning granted herein
29 shall **not** be construed as an exemption from any other applicable
30 local, state, or federal laws, regulations, requirements, permits or
31 approvals. All other applicable local, state or federal permits or

1 approvals shall be obtained before commencement of the development
2 or use and issuance of this rezoning is based upon acknowledgement,
3 representation and confirmation made by the applicant(s), owner(s),
4 developer(s) and/or any authorized agent(s) or designee(s) that the
5 subject business, development and/or use will be operated in strict
6 compliance with all laws. Issuance of this rezoning does **not** approve,
7 promote or condone any practice or act that is prohibited or
8 restricted by any federal, state or local laws.

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

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14 Form Approved:

15
16 /s/ Jason Teal

17 Office of General Counsel

18 Legislation Prepared By: Arimus Wells

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