

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-18-E**

5 AN ORDINANCE REZONING APPROXIMATELY 4.35± ACRES,
6 LOCATED IN COUNCIL DISTRICT 13 AT 0 MAYPORT ROAD
7 AND 0 PIONEER DRIVE (R.E. NOS. 168357-0000 AND
8 168357-0100), BETWEEN MAYPORT ROAD AND OLD
9 MAYPORT ROAD, AS DESCRIBED HEREIN, OWNED BY
10 LOUIS L. HUNTLEY ENTERPRISES, INC. AND JDB, LLC,
11 FROM COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1)
12 DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
14 ZONING CODE, TO PERMIT COMMERCIAL USES, AS
15 DESCRIBED IN THE MAYPORT STORAGE PUD; PUD
16 SUBJECT TO CONDITIONS; 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.
20

21 **WHEREAS**, Louis L. Huntley Enterprises, Inc. and JDB, LLC, the
22 owners of approximately 4.35± acres, located in Council District 13
23 at 0 Mayport Road and 0 Pioneer Drive, between Mayport Road and Old
24 Mayport Road (R.E. Nos. 168357-0000 and 168357-0100), as more
25 particularly described in **Exhibit 1**, dated November 17, 2021, and
26 graphically depicted in **Exhibit 2**, both of which are **attached hereto**
27 (the "Subject Property"), have applied for a rezoning and
28 reclassification of that property from Commercial Community/General-
29 1 (CCG-1) District to Planned Unit Development (PUD) District, as
30 described in Section 1 below; and

31 **WHEREAS**, the Planning Commission has considered the application

1 and has rendered an advisory opinion; and

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

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

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

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

17 **Section 1. Property Rezoned.** The Subject Property is
18 hereby rezoned and reclassified from Commercial Community/General-1
19 (CCG-1) District to Planned Unit Development (PUD) District. This
20 new PUD district shall generally permit commercial uses, and is
21 described, shown and subject to the following documents, **attached**
22 **hereto:**

23 **Exhibit 1** - Legal Description dated November 17, 2021.

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

25 **Exhibit 3** - Written Description dated December 6, 2021.

26 **Revised Exhibit 4** - Revised Site Plan dated December 15, 2021.

27 **Section 2. Rezoning Approved Subject to Conditions.** This
28 rezoning is approved subject to the following conditions. Such
29 conditions control over the Written Description and the Site Plan and
30 may only be amended through a rezoning:

31 (1) The PUD shall comply with all portions of Section

1 656.394.1, Mayport Road Zoning Overlay, City of Jacksonville Zoning
2 Code, with the exception that the developer may use metal clad and/or
3 corrugated metal as an exterior finish material for the facilities
4 to be constructed on the site.

5 (2) A lighting plan shall be submitted for review and approval
6 at the time of Verification of Substantial Compliance. The plan
7 shall include a photometric plan, pole and fixture schedules. Sag
8 lenses, drop lenses and convex lenses shall be prohibited. Cutoff
9 fixtures shall not have more than one percent of lamp lumens above
10 horizontal. Illumination levels at all property lines shall not
11 exceed 0.5 foot-candles when the building or parking areas are located
12 adjacent to residential areas and shall not exceed 1.0 foot-candles
13 when abutting other non-residential properties.

14 (3) A 20-foot undisturbed natural buffer shall be required
15 along the west and south property line.

16 **Section 3. Owner and Description.** The Subject Property
17 is owned by Louis L. Huntley Enterprises, Inc. and JDB, LLC, and is
18 legally described in **Exhibit 1, attached hereto.** The applicant is
19 William Michaelis, Esq., 1301 Riverplace Boulevard, Suite 1500,
20 Jacksonville, Florida 32207; (904) 346-5914.

21 **Section 4. Disclaimer.** The rezoning granted herein
22 shall not be construed as an exemption from any other applicable
23 local, state, or federal laws, regulations, requirements, permits or
24 approvals. All other applicable local, state or federal permits or
25 approvals shall be obtained before commencement of the development
26 or use and issuance of this rezoning is based upon acknowledgement,
27 representation and confirmation made by the applicant(s), owner(s),
28 developer(s) and/or any authorized agent(s) or designee(s) that the
29 subject business, development and/or use will be operated in strict
30 compliance with all laws. Issuance of this rezoning does not approve,
31 promote or condone any practice or act that is prohibited or

1 restricted by any federal, state or local laws.

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

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7 Form Approved:

8
9 /s/ Mary E. Staffopoulos

10 Office of General Counsel

11 Legislation Prepared By: Bruce Lewis

12 GC-#1484220-v1-2022-18-E