

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

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; PROVIDING
16 A DISCLAIMER THAT THE REZONING GRANTED HEREIN
17 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
18 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
19 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 **Exhibit 4** - Site Plan dated October 26, 2021.

27 **Section 2. Owner and Description.** The Subject Property
28 is owned by Louis L. Huntley Enterprises, Inc. and JDB, LLC, and is
29 legally described in **Exhibit 1, attached hereto.** The applicant is
30 William Michaelis, Esq., 1301 Riverplace Boulevard, Suite 1500,
31 Jacksonville, Florida 32207; (904) 346-5914.

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

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

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18 Form Approved:

19
20 /s/ Mary E. Staffopoulos

21 Office of General Counsel

22 Legislation Prepared By: Bruce Lewis

23 GC-#1471960-v2-2022-18_(Z-3872-PUD)