

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-251**

5 AN ORDINANCE REZONING APPROXIMATELY 2.85± ACRES
6 LOCATED IN COUNCIL DISTRICT 13 AT 0 MAYPORT
7 ROAD, 2114 MAYPORT ROAD, 2120 MAYPORT ROAD, 2124
8 MAYPORT ROAD, AND 2148 MAYPORT ROAD, BETWEEN
9 2160-1 MAYPORT AP AND 2130-1 MAYPORT AP (R.E.
10 NOS. 169409-0070, 169453-0020, 169453-0010,
11 169409-0000, 169409-0010 AND 169409-0020), AS
12 DESCRIBED HEREIN, OWNED BY BEACHES HABITAT FOR
13 HUMANITY, INC., FROM RESIDENTIAL MEDIUM DENSITY-
14 B (RMD-B) DISTRICT, RESIDENTIAL MEDIUM DENSITY-
15 D (RMD-D) DISTRICT AND COMMERCIAL/COMMUNITY
16 GENERAL-2 (CCG-2) DISTRICT TO PLANNED UNIT
17 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
18 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT UP
19 TO 40 TOWNHOMES, AS DESCRIBED IN THE 0 MAYPORT
20 ROAD PUD; PROVIDING A DISCLAIMER THAT THE
21 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
22 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
23 PROVIDING AN EFFECTIVE DATE.
24

25 **WHEREAS**, Beaches Habitat for Humanity, Inc., the owner of
26 approximately 2.85± acres, located in Council District 13 at 0 Mayport
27 Road, 2114 Mayport Road, 2120 Mayport Road, 2124 Mayport Road, and
28 2148 Mayport Road, between 2160-1 Mayport AP and 2130-1 Mayport AP
29 (R.E. Nos. 169409-0070, 169453-0020, 169453-0010, 169409-0000,
30 169409-0010 and 169409-0020), as more particularly described in
31 **Exhibit 1**, dated February 10, 2022, and graphically depicted in

1 **Exhibit 2**, both of which are **attached hereto** (the "Subject Property"),
2 has applied for a rezoning and reclassification of the Subject
3 Property from Residential Medium Density-B (RMD-B) District,
4 Residential Medium Density-D (RMD-D) District and
5 Commercial/Community General-2 (CCG-2) District to Planned Unit
6 Development (PUD) District, as described in Section 1 below; and

7 **WHEREAS**, the Planning Commission has considered the application
8 and has rendered an advisory opinion; and

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

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

15 **WHEREAS**, the Council finds the proposed rezoning does not
16 adversely affect the orderly development of the City as embodied in
17 the Zoning Code; will not adversely affect the health and safety of
18 residents in the area; will not be detrimental to the natural
19 environment or to the use or development of the adjacent properties
20 in the general neighborhood; and will accomplish the objectives and
21 meet the standards of Section 656.340 (Planned Unit Development) of
22 the Zoning Code; now, therefore

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

24 **Section 1. Property Rezoned.** The Subject Property is
25 hereby rezoned and reclassified from Residential Medium Density-B
26 (RMD-B) District, Residential Medium Density-D (RMD-D) District, and
27 Commercial Community/General-2 (CCG-2) District to Planned Unit
28 Development (PUD) District. This new PUD district shall generally
29 permit up to 40 townhomes, and is described, shown and subject to the
30 following documents, **attached hereto**:

31 **Exhibit 1** - Legal Description dated February 10, 2022.

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

2 **Exhibit 3** - Written Description dated February 3, 2022.

3 **Exhibit 4** - Site Plan dated February 3, 2022.

4 **Section 2. Owner and Applicant Description.** The Subject
5 Property is owned by Beaches Habitat for Humanity, Inc. and is legally
6 described in **Exhibit 1, attached hereto.** The applicant is Josh Jared,
7 797 Mayport Road, Atlantic Beach, Florida 32233; (904) 241-1222.

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

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

24
25 Form Approved:

26
27 /s/ Mary E. Staffopoulos

28 Office of General Counsel

29 Legislation Prepared By: Bruce Lewis

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