

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

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; PUD SUBJECT TO CONDITIONS; PROVIDING  
21 A DISCLAIMER THAT THE REZONING GRANTED HEREIN  
22 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
23 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
24 DATE.

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

1 **Exhibit 1**, dated February 10, 2022, and graphically depicted in  
2 **Exhibit 2**, both of which are **attached hereto** (the "Subject Property"),  
3 has applied for a rezoning and reclassification of the Subject  
4 Property from Residential Medium Density-B (RMD-B) District,  
5 Residential Medium Density-D (RMD-D) District and  
6 Commercial/Community General-2 (CCG-2) District to Planned Unit  
7 Development (PUD) District, as described in Section 1 below; and

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

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

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

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

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

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

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

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

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

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

5 **Section 2. Owner and Applicant Description.** The Subject  
6 Property is owned by Beaches Habitat for Humanity, Inc. and is legally  
7 described in **Exhibit 1, attached hereto.** The applicant is Josh Jared,  
8 797 Mayport Road, Atlantic Beach, Florida 32233; (904) 241-1222.

9 **Section 3. Rezoning Approved Subject to Conditions.** This  
10 rezoning is approved subject to the following conditions. Such  
11 conditions control over the Written Description and the Site Plan and  
12 may only be amended through a rezoning:

13 (1) The proposed street typical cross-section shall match that  
14 found in City Standard Details for the City of Jacksonville, Plate  
15 P-127, or as otherwise approved by the Planning and Development  
16 Department.

17 (2) If guest parking is required, it shall not be located in  
18 or back into the City right-of-way, or as otherwise approved by the  
19 Planning and Development Department.

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

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

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6 Form Approved:

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8                     /s/ Mary E. Staffopoulos          

9 Office of General Counsel

10 Legislation Prepared By: Bruce Lewis

11 GC-#1500570-v1-2022-251-E