

1 Introduced by the Land Use and Zoning Committee:  
2  
3

4 **ORDINANCE 2022-670**

5 AN ORDINANCE REZONING APPROXIMATELY 11.38± ACRES  
6 LOCATED IN COUNCIL DISTRICT 2 AT 15221 NORTH MAIN  
7 STREET, 15225 NORTH MAIN STREET, 15239 NORTH MAIN  
8 STREET, 15249 NORTH MAIN STREET AND 15311 NORTH  
9 MAIN STREET, BETWEEN BIRD ROAD AND PARK AVENUE  
10 (R.E. NOS. 108284-0000, 108284-0500, 108287-  
11 0000, 108288-0000 AND 108290-0100), OWNED BY MARK  
12 MOORE, AS TRUSTEE OF THE MAIN LAND TRUST DATED  
13 NOVEMBER 21, 2014, JACQUELINE UPTON, KAYLA ANN  
14 BREEDING, DONNETTE CHRISTINE WILLIAMS, KAREN  
15 LYNN BECK, MAIN OBJECTIVE B LLC, AND MAIN  
16 OBJECTIVE A LLC, AS DESCRIBED HEREIN, FROM  
17 COMMERCIAL COMMUNITY/GENERAL-2 (CCG-2) DISTRICT,  
18 RESIDENTIAL LOW DENSITY-100A (RLD-100A) DISTRICT  
19 AND PLANNED UNIT DEVELOPMENT (PUD) DISTRICT  
20 (2009-141-E) TO RESIDENTIAL MEDIUM DENSITY-D  
21 (RMD-D) DISTRICT, AS DEFINED AND CLASSIFIED UNDER  
22 THE ZONING CODE, PURSUANT TO FUTURE LAND USE MAP  
23 SERIES (FLUMS) SMALL-SCALE AMENDMENT APPLICATION  
24 NUMBER L-5741-22C; PROVIDING A DISCLAIMER THAT  
25 THE REZONING GRANTED HEREIN SHALL NOT BE  
26 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
27 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
28

29 **WHEREAS,** the City of Jacksonville adopted a Small-Scale  
30 Amendment to the *2030 Comprehensive Plan* for the purpose of revising  
31 portions of the Future Land Use Map series (FLUMs) in order to ensure

1 the accuracy and internal consistency of the plan, pursuant to  
2 companion application L-5741-22C; and

3 **WHEREAS**, in order to ensure consistency of zoning district with  
4 the *2030 Comprehensive Plan* and the adopted companion Small-Scale  
5 Amendment L-5741-22C, an application to rezone and reclassify from  
6 Commercial Community/General-2 (CCG-2) District, Residential Low  
7 Density-100A (RLD-100A) District and Planned Unit Development (PUD)  
8 District (2009-141-E) to Residential Medium Density-D (RMD-D)  
9 District was filed by Cyndy Trimmer, Esq., on behalf of the owners  
10 of approximately 11.38± acres of certain real property in Council  
11 District 2, as more particularly described in Section 1; and

12 **WHEREAS**, the Planning and Development Department, in order to  
13 ensure consistency of this zoning district with the *2030 Comprehensive*  
14 *Plan*, has considered the rezoning and has rendered an advisory  
15 opinion; and

16 **WHEREAS**, the Planning Commission has considered the application  
17 and has rendered an advisory opinion; and

18 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due  
19 notice, held a public hearing and made its recommendation to the  
20 Council; and

21 **WHEREAS**, the City Council, after due notice, held a public  
22 hearing, and taking into consideration the above recommendations as  
23 well as all oral and written comments received during the public  
24 hearings, the Council finds that such rezoning is consistent with the  
25 *2030 Comprehensive Plan* adopted under the comprehensive planning  
26 ordinance for future development of the City of Jacksonville; now,  
27 therefore

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

29 **Section 1. Subject Property Location and Description.** The  
30 approximately 11.38± acres are located in Council District 2 at 15221  
31 North Main Street, 15225 North Main Street, 15239 North Main Street,

1 15249 North Main Street and 15311 North Main Street, between Bird  
2 Road and Park Avenue (R.E. Nos. 108284-0000, 108284-0500, 108287-  
3 0000, 108288-0000 and 108290-0100), as more particularly described  
4 in **Exhibit 1**, dated July 21, 2022, and graphically depicted in **Exhibit**  
5 **2**, both of which are attached hereto and incorporated herein by this  
6 reference (the "Subject Property").

7       **Section 2.       Owner and Applicant Description.** The Subject  
8 Property is owned by Mark Moore, as Trustee of the Main Land Trust  
9 dated November 21, 2014, Jacqueline Upton, Kayla Ann Breeding,  
10 Donnette Christine Williams, Karen Lynn Beck, Main Objective B LLC,  
11 and Main Objective A LLC. The applicant is Cyndy Trimmer, Esq., 1  
12 Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)  
13 807-0185.

14       **Section 3.       Property Rezoned.** The Subject Property,  
15 pursuant to adopted companion Small-Scale Amendment Application L-  
16 5741-22C, is hereby rezoned and reclassified from Commercial  
17 Community/General-2 (CCG-2) District, Residential Low Density-100A  
18 (RLD-100A) District and Planned Unit Development (PUD) District  
19 (2009-141-E) to Residential Medium Density-D (RMD-D) District.

20       **Section 4.       Contingency.** This rezoning shall not become  
21 effective until thirty-one (31) days after adoption of the companion  
22 Small-Scale Amendment; and further provided that if the companion  
23 Small-Scale Amendment is challenged by the state land planning agency,  
24 this rezoning shall not become effective until the state land planning  
25 agency or the Administration Commission issues a final order  
26 determining the companion Small-Scale Amendment is in compliance with  
27 Chapter 163, *Florida Statutes*.

28       **Section 5.       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 6.       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.

13  
14 Form Approved:

15  
16                 /s/ Mary E. Staffopoulos          

17 Office of General Counsel

18 Legislation Prepared By: Connor Corrigan

19 GC-#1523082-v2-2022-670\_(Z-4397).docx