

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2023-327**

5 AN ORDINANCE REZONING APPROXIMATELY 3.45± ACRES  
6 LOCATED IN COUNCIL DISTRICT 5 AT 1300 HENDRICKS  
7 AVENUE, BETWEEN NIRA STREET AND GARY STREET (R.E.  
8 NO. 080822-0100), AS DESCRIBED HEREIN, OWNED BY  
9 CHADBOURNE II MF LLC, FROM PLANNED UNIT  
10 DEVELOPMENT (PUD) DISTRICT (2017-136-E) TO  
11 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
13 PERMIT MIXED-USE DEVELOPMENT, AS DESCRIBED IN THE  
14 1300 HENDRICKS PUD; PROVIDING A DISCLAIMER THAT  
15 THE REZONING GRANTED HEREIN SHALL NOT BE  
16 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
17 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
18

19 **WHEREAS**, Chadbourne II MF LLC, the owner of approximately 3.45±  
20 acres located in Council District 5 at 1300 Hendricks Avenue, between  
21 Nira Street and Gary Street (R.E. No. 080822-0100), as more  
22 particularly described in **Exhibit 1**, dated March 3, 2023, and  
23 graphically depicted in **Exhibit 2**, both of which are attached hereto  
24 (the "Subject Property"), has applied for a rezoning and  
25 reclassification of the Subject Property from Planned Unit  
26 Development (PUD) District (2017-136-E) to Planned Unit Development  
27 (PUD) District, as described in Section 1 below; and

28 **WHEREAS**, the Planning Commission, acting as the local planning  
29 agency, has reviewed the application and made an advisory  
30 recommendation to the Council; and

31 **WHEREAS**, the Land Use and Zoning Committee, after due notice and

1 public hearing, has made its recommendation to the Council; and

2       **WHEREAS**, the Council finds that such rezoning is: (1) consistent  
3 with the *2045 Comprehensive Plan*; (2) furthers the goals, objectives  
4 and policies of the *2045 Comprehensive Plan*; and (3) is not in  
5 conflict with any portion of the City's land use regulations; and

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

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

15       **Section 1.       Property Rezoned.**       The Subject Property is  
16 hereby rezoned and reclassified from Planned Unit Development (PUD)  
17 District (2017-136-E) to Planned Unit Development (PUD) District.  
18 This new PUD district shall generally permit mixed-use development,  
19 and is described, shown and subject to the following documents,  
20 attached hereto:

21 **Exhibit 1** - Legal Description dated March 3, 2023.

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

23 **Exhibit 3** - Written Description dated March 3, 2023.

24 **Exhibit 4** - Site Plan dated April 22, 2020.

25       **Section 2.       Owner and Description.**       The Subject Property is  
26 owned by Chadbourne II MF LLC and is legally described in **Exhibit 1**,  
27 attached hereto.       The applicant is Cyndy Trimmer, Esq., One  
28 Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)  
29 807-0185.

30       **Section 3.       Disclaimer.**       The rezoning granted herein shall  
31 **not** be construed as an exemption from any other applicable local,

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

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

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16 Form Approved:

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18         /s/ Shannon Eller        

19 Office of General Counsel

20 Legislation Prepared By: Connor Corrigan

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