

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-279**

5 AN ORDINANCE REZONING APPROXIMATELY 0.65± ACRES  
6 LOCATED IN COUNCIL DISTRICT 9 AT 810 NORTH MCDUFF  
7 AVENUE, BETWEEN ORCHARD STREET AND BROADWAY  
8 AVENUE (R.E. NO. 056745-0000), AS DESCRIBED  
9 HEREIN, OWNED BY T&T CAPITAL HOLDINGS INC., FROM  
10 COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1) DISTRICT  
11 TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
13 PERMIT COMMERCIAL AND OFFICE USES, AS DESCRIBED  
14 IN THE TAYLOR COMMERCIAL PUD; PROVIDING A  
15 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL  
16 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
17 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
18

19 **WHEREAS,** T&T Capital Holdings Inc., the owner of approximately  
20 0.65± acres located in Council District 9 at 810 North McDuff Avenue,  
21 between Orchard Street and Broadway Avenue (R.E. No. 056745-0000),  
22 as more particularly described in **Exhibit 1**, dated December 12, 2023,  
23 and graphically depicted in **Exhibit 2**, both of which are attached  
24 hereto (the "Subject Property"), has applied for a rezoning and  
25 reclassification of the Subject Property from Commercial  
26 Community/General-1 (CCG-1) District 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

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

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

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

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

16       **Section 1. Property Rezoned.** The Subject Property is  
17 hereby rezoned and reclassified from Commercial Community/General-1  
18 (CCG-1) District to Planned Unit Development (PUD) District. This new  
19 PUD district shall generally permit commercial and office uses, and  
20 is described, shown and subject to the following documents, attached  
21 hereto:

22       **Exhibit 1** - Legal Description dated December 12, 2023.

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

24       **Exhibit 3** - Written Description dated January 25, 2024.

25       **Exhibit 4** - Site Plan dated December 4, 2023.

26       **Section 2. Owner and Description.** The Subject Property is  
27 owned by T&T Capital Holdings Inc., and is legally described in  
28 **Exhibit 1**, attached hereto. The applicant is Curtis Hart, 8051 Tara  
29 Lane, Jacksonville, Florida 32216; (904) 993-5008.

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:

17  
18 /s/ Mary E. Staffopoulos

19 Office of General Counsel

20 Legislation Prepared By: Bruce Lewis

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