

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-532-E**

5 AN ORDINANCE REZONING APPROXIMATELY 1,508±
6 ACRES, LOCATED IN COUNCIL DISTRICT 7 AND
7 DISTRICT 8 AT 0 BRADDOCK ROAD, BETWEEN NEW KINGS
8 ROAD AND ROBERT MASTERS BOULEVARD, AS DESCRIBED
9 HEREIN, OWNED BY CC WESTPORT, LLC, FROM PLANNED
10 UNIT DEVELOPMENT (PUD) (2001-256-E, 2005-419-E
11 AND MM-2007-14) DISTRICT TO PLANNED UNIT
12 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
14 MIXED USE, AS DESCRIBED IN THE VILLAGES OF
15 WESTPORT PUD; PUD SUBJECT TO CONDITION;
16 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
17 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
18 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
19 EFFECTIVE DATE.
20

21 **WHEREAS**, CC Westport, LLC, the owners of approximately 1,508±
22 acres, located in Council District 7 and District 8 at 0 Braddock
23 Road, as more particularly described in **Exhibit 1**, dated July 21,
24 2021, and graphically depicted in **Exhibit 2**, both of which are
25 **attached hereto** (the "Subject Property"), have applied for a rezoning
26 and reclassification of that property from Planned Unit Development
27 (PUD) (2001-256-E, 2005-419-E AND MM-2007-14) District to Planned
28 Unit Development (PUD) District, as described in Section 1 below; and

29 **WHEREAS**, the Planning Commission has considered the application
30 and has rendered an advisory opinion; and

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

3 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
4 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives
5 and policies of the *2030 Comprehensive Plan*; and (3) is not in
6 conflict with any portion of the City's land use regulations; 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 Planned Unit Development (PUD)
18 (2001-256-E, 2005-419-E AND MM-2007-14) District to Planned Unit
19 Development (PUD) District. This new PUD district shall generally
20 permit mixed use, and is described, shown and subject to the following
21 documents, **attached hereto**:

22 **Exhibit 1** - Legal Description dated July 21, 2021.

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

24 **Revised Exhibit 3** - Revised Written Description dated September 17,
25 2021.

26 **Exhibit 4** - Site Plan dated April 2021.

27 **Section 2. Rezoning Approved Subject to Condition.** This
28 rezoning is approved subject to the following condition. Such
29 condition controls over the Written Description and the Site Plan and
30 may only be amended through a rezoning.

1 (1) Industrial uses shall be prohibited on the portion of the
2 Subject Property identified on the Site Plan as "Parcel Q."

3 **Section 3. Owner and Description.** The Subject Property
4 is owned by CC Westport, LLC, and is legally described in **Exhibit 1,**
5 **attached hereto.** The applicant is T.R. Hainline, Esq., 1301 Riverplace
6 Boulevard, Suite 1500, Jacksonville, Florida 32207; (904) 346-5531.

7 **Section 4. Disclaimer.** The rezoning granted herein
8 shall **not** be construed as an exemption from any other applicable
9 local, state, or federal laws, regulations, requirements, permits or
10 approvals. All other applicable local, state or federal permits or
11 approvals shall be obtained before commencement of the development
12 or use and issuance of this rezoning is based upon acknowledgement,
13 representation and confirmation made by the applicant(s), owner(s),
14 developer(s) and/or any authorized agent(s) or designee(s) that the
15 subject business, development and/or use will be operated in strict
16 compliance with all laws. Issuance of this rezoning does **not** approve,
17 promote or condone any practice or act that is prohibited or
18 restricted by any federal, state or local laws.

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

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24 Form Approved:

25
26 /s/ Mary E. Staffopoulos

27 Office of General Counsel

28 Legislation Prepared By: Arimus Wells

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