

Sec. 656.398 Compliance with Architectural Design Guides for Mayport Village required; architectural review and approval process; appeals, Mayport Fishing Village Acknowledgement.

(a) *Adoption of Architectural Design Guides for Mayport Village.* All new development and redevelopment, including rehabilitation of existing buildings constructed prior to 1950, located within the Mayport Village Commercial ~~(MVC-1 and MVC-2)~~ (CCG-1-M and CCG-2-M) Districts and Public Buildings and Facilities ~~(MPF)~~ (PBF-M) District shall be designed to reflect the vernacular of the era of the buildings constructed in Mayport Village during the 1920's, 1930's and 1940's and shall comply with the Architectural Design Guides for Mayport Village contained in the Historic Site Survey of Mayport Village, dated June 30, 2001, prepared by Godard Design Associates, Inc., based on the Secretary of the Interior's standards for rehabilitation, and on file with the Planning and Development Department. The Architectural Design Guides for Mayport Village, a copy of which is on file with the Council Legislative Services Division as Exhibit B, and also on file with the Planning and Development Department, are hereby adopted and incorporated herein by this reference.

(b) *Architectural review and approval process for commercial development and redevelopment.* Architectural review and approval by the Planning and Development Department is required for all new commercial development and redevelopment of designated commercial property in the ~~MVC-1~~ CCG-1-M ~~MVC-2~~ CCG-2-M and ~~MPF~~ PBF-M districts to ensure

compliance. Prior to the issuance of a building permit, applicants shall submit plans to the Mayport Waterfront Partnership, or its designated Architectural Review Committee, for review and a recommendation as to compliance with the Architectural Design Guides for Mayport Village. The plans and recommendation shall be transmitted by the Mayport Waterfront Partnership to the Chief, ~~Comprehensive~~ Current Planning Division, Planning and Development Department within thirty (30) days of submittal. The Chief shall review the plans and recommendation and issue a final determination of compliance within fourteen (14) days from the date of transmittal by the Mayport Waterfront Partnership. The determination by the Chief shall be deemed a Written Interpretation of the Director and may be appealed to the Planning Commission pursuant to s. 656.135 of the Zoning Code.

c) No person shall sell, or otherwise transfer, lease or offer to lease or offer to sell, or otherwise transfer a structure or land within the Mayport Village Working Waterfront Zone as defined in this chapter, unless the prospective transferee or lessee has been given an Mayport Village Working Waterfront Zone Acknowledgement in writing, at the time of contract of sale, transfer, or lease, which Acknowledgement shall be included in the contract of sale, transfer, or lease agreement for leases greater than three months, as a part of the legal instrument that conveys the real property interest in the lands lying within the aforereferenced Zone. Whenever a owner or a lessor has entered into a contract with an agent

for the purpose of selling or leasing a structure or land within the aforementioned Zone, the regulations promulgated under this section shall require the agent, on behalf of the owner or lessor, to ensure compliance with the requirements of this section. Any person, who knowingly violates the provisions of this section, including the agent of such person, shall be subject to enforcement by the City and shall be jointly and severally liable to the purchaser or lessee in an amount to be determined by the Court. Nothing in this section shall affect the validity or enforceability of any sale, transfer, or lease or contract for the sale, transfer, or lease of any interest in real property, nor shall anything in this section create a defect in the sale, transfer, or lease agreement.

d) No building permit will be issued within the Mayport Village Working Waterfront Zone, unless the applicant provides a copy of a Mayport Village Working Waterfront Zone Acknowledgement form signed by the owner and two witnesses, to the Planning and Development Department.

**e) MAYPORT Village Working Waterfront
ACKNOWLEDGMENT**

MAYPORT Village Working Waterfront ACKNOWLEDGMENT

The _____ property _____ at _____
(Real Estate Parcel # _____ and address) is located within the Mayport Village Working Waterfront Zone. The City of Jacksonville has

determined that persons on the premises may be exposed to proximity to storage associated with the fishing occupation, and its associated noises and odors. **CERTIFICATION**

As the owner of the subject property, I hereby certify that I am aware that the property is located in the Mayport Village Working Waterfront Zone. I have been advised to consult Chapter 656, Part 3, Ordinance Code, concerning the particulars of the Mayport Village Working Waterfront Zone.

Dated this ____ day of _____ 20__.

Print Witness Name: By: _____

Name: _____

Title: _____

Print Witness Name:
