

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2025-824**

5 AN ORDINANCE REZONING APPROXIMATELY 3.69± ACRES,
6 LOCATED IN COUNCIL DISTRICT 12 AT 0 NEW BRANDY
7 BRANCH ROAD, BETWEEN NEW BRANDY BRANCH ROAD AND
8 US 301 BYPASS (R.E. NOS. 000888-0020, 000901-
9 0000, 00891-0000, 000903-0010 AND 000902-0000),
10 AS DESCRIBED HEREIN, OWNED BY NEW BRANDY BRANCH
11 RD LLC AND ELSIE M. LOYD REVOCABLE TRUST, FROM
12 COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1) DISTRICT
13 AND AGRICULTURE (AGR) DISTRICT TO PLANNED UNIT
14 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
15 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
16 COMMERCIAL USES, AS DESCRIBED IN THE BRANDY
17 BRANCH PUD, PURSUANT TO FUTURE LAND USE MAP
18 SERIES (FLUMS) SMALL-SCALE AMENDMENT
19 APPLICATION NUMBER L-6055-25C; PROVIDING A
20 DISCLAIMER THAT THE REZONING GRANTED HEREIN
21 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
22 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
23 DATE.
24

25 **WHEREAS,** the City of Jacksonville adopted a Small-Scale
26 Amendment to the *2045 Comprehensive Plan* for the purpose of revising
27 portions of the Future Land Use Map series (FLUMs) in order to ensure
28 the accuracy and internal consistency of the plan, pursuant to
29 companion application L-6055-25C; and

30 **WHEREAS,** in order to ensure consistency of zoning district
31 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale

1 Amendment L-6055-25C, an application to rezone and reclassify from
2 Commercial Community/General-1 (CCG-1) District and Agriculture (AGR)
3 District to Planned Unit Development (PUD) District was filed by
4 Cyndy Trimmer, Esq. on behalf of the owner of approximately 3.69±
5 acres of certain real property in Council District 12, as more
6 particularly described in Section 1; and

7 **WHEREAS,** the Planning and Development Department, in order to
8 ensure consistency of this zoning district with the *2045 Comprehensive*
9 *Plan*, has considered the rezoning and has rendered an advisory
10 opinion; and

11 **WHEREAS,** the Planning Commission has considered the
12 application and has rendered an advisory opinion; and

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

15 **WHEREAS,** the City Council, after due notice, held a public
16 hearing, and taking into consideration the above recommendations as
17 well as all oral and written comments received during the public
18 hearings, the Council finds that such rezoning is consistent with the
19 *2045 Comprehensive Plan* adopted under the comprehensive planning
20 ordinance for future development of the City of Jacksonville; and

21 **WHEREAS,** the Council finds that the proposed PUD does not
22 affect adversely the orderly development of the City as embodied in
23 the *Zoning Code*; will not affect adversely the health and safety of
24 residents in the area; will not be detrimental to the natural
25 environment or to the use or development of the adjacent properties
26 in the general neighborhood; and the proposed PUD will accomplish the
27 objectives and meet the standards of Section 656.340 (Planned Unit
28 Development) of the *Zoning Code* of the City of Jacksonville; now
29 therefore

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

31 **Section 1. Subject Property Location and Description.** The

1 approximately 3.69± acres are located in Council District 12 at 0 New
2 Brandy Branch Road, between New Brandy Branch Road and US 301 Bypass
3 (R.E. Nos. 000888-0020, 000901-0000, 000891-0000, 000903-0010 and
4 000902-0000), as more particularly described in **Exhibit 1**, dated
5 September 2, 2025, and graphically depicted in **Exhibit 2**, both of
6 which are attached hereto and incorporated herein by this reference
7 (the "Subject Property").

8 **Section 2. Owner and Applicant Description.** The Subject
9 Property is owned by New Brandy Branch RD LLC and Elsie M. Loyd
10 Revocable Trust. The applicant is Cyndy Trimmer, Esq., 1 Independent
11 Drive, Suite 1200, Jacksonville, Florida 32202; (904) 807-0185.

12 **Section 3. Property Rezoned.** The Subject Property,
13 pursuant to adopted companion Small-Scale Amendment Application
14 L-6055-25C, is hereby rezoned and reclassified from Commercial
15 Community/General-1 (CCG-1) District and Agriculture (AGR) District
16 to Planned Unit Development (PUD) District. This new PUD district
17 shall generally permit commercial uses, and is described, shown and
18 subject to the following documents, attached hereto:

19 **Exhibit 1** - Legal Description dated September 2, 2025.

20 **Exhibit 2** - Subject Property Map (prepared by P&DD).

21 **Exhibit 3** - Written Description dated October 27, 2025.

22 **Exhibit 4** - Site Plan dated July 15, 2025.

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

31 **Section 5. Disclaimer.** The rezoning granted herein

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

12 **Section 6. Effective Date.** The enactment of this Ordinance
13 shall be deemed to constitute a quasi-judicial action of the City
14 Council and shall become effective upon signature by the Council
15 President and the Council Secretary.

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17 Form Approved:

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19 /s/ Dylan Reingold

20 Office of General Counsel

21 Legislation Prepared By: Kaysie Cox

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