

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2025-248-E**

5 AN ORDINANCE REZONING APPROXIMATELY 1.02± ACRES
6 LOCATED IN COUNCIL DISTRICT 7 AT 0 AND 729
7 EDGEWOOD AVENUE SOUTH, BETWEEN QUINCY STREET AND
8 FALMOUTH STREET (R.E. NO(S). 061878-0000;
9 061879-0000; 061880-0000; 061881-0000), AS
10 DESCRIBED HEREIN, OWNED BY 729 EDGE, LLC, FROM
11 COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1) DISTRICT
12 TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
14 PERMIT MULTI-FAMILY DWELLINGS AND COMMERCIAL AND
15 OFFICE USES, AS DESCRIBED IN THE EDGEWOOD PUD;
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,** 729 Edge, LLC, the owner of approximately 1.02± acres
22 located in Council District 7 at 0 and 729 Edgewood Avenue South,
23 between Quincy Street and Falmouth Street (R.E. No(s). 061878-0000;
24 061879-0000; 061880-0000; 061881-0000), as more particularly
25 described in **Exhibit 1**, dated January 28, 2025, and graphically
26 depicted in **Exhibit 2**, both of which are attached hereto (the "Subject
27 Property"), has applied for a rezoning and reclassification of the
28 Subject Property from Commercial Community/General-1 (CCG-1) District
29 to Planned Unit Development (PUD) District, as described in Section
30 1 below; and

31 **WHEREAS,** the Planning Commission, acting as the local planning

1 agency, has reviewed the application and made an advisory
2 recommendation to the Council; and

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

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

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

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

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

25 **Exhibit 1** - Legal Description dated January 28, 2025.

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

27 **Exhibit 3** - Written Description dated March 17, 2025.

28 **Exhibit 4** - Site Plan dated January 28, 2025.

29 **Section 2. Owner and Description.** The Subject Property is
30 owned by 729 Edge, LLC, and is legally described in **Exhibit 1**,
31 attached hereto. The applicant is Cyndy Trimmer, Esq., 1 Independent

1 Drive, Suite 1200, Jacksonville, Florida 32202; (904) 807-0185.

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

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

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19 Form Approved:

20
21 /s/ Dylan Reingold

22 Office of General Counsel

23 Legislation Prepared By: Connor Corrigan

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