

Introduced and amended by the Land Use and Zoning Committee:

**ORDINANCE 2025-7-E**

AN ORDINANCE REZONING APPROXIMATELY 237.46± ACRES LOCATED IN COUNCIL DISTRICT 11 AT 0 PHILIPS HIGHWAY, 11374 ETOWN PARKWAY AND 11100 DOMAIN DRIVE, SOUTHWEST OF THE INTERSECTION OF I-295 AND SR9B (R.E. NO(S). 167871-0030, 168060-0260, 168060-0270, 168060-0240, 168060-0250, 168060-0155, 167871-0050), AS DESCRIBED HEREIN, OWNED BY WESTLAND TIMBER, LLC AND AP ETDE, LLC, FROM COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO PERMIT OFFICE, INSTITUTIONAL, COMMERCIAL, MULTIPLE-FAMILY, ENTERTAINMENT, COMMUNICATION TOWERS AND RECREATIONAL USES, AS DESCRIBED IN THE E TOWN WEST PUD; PUD SUBJECT TO CONDITIONS; PROVIDING A DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

**WHEREAS,** Westland Timber, LLC and AP ETDE, LLC, the owners of approximately 237.46± acres located in Council District 11 at 0 Philips Highway, 11374 Etown Parkway and 11100 Domain Drive, southwest of the intersection of I-295 and SR9B (R.E. No(s). 167871-0030, 168060-0260, 168060-0270, 168060-0240, 168060-0250, 168060-0155, 167871-0050), as more particularly described in **Exhibit 1**, dated December 18, 2024, and graphically depicted in **Exhibit 2**, both of

1 which are attached hereto (the "Subject Property"), has applied for  
2 a rezoning and reclassification of the Subject Property from  
3 Commercial Community/General-1 (CCG-1) District to Planned Unit  
4 Development (PUD) District, as described in Section 1 below; and

5 **WHEREAS,** the Planning Commission, acting as the local planning  
6 agency, has reviewed the application and made an advisory  
7 recommendation to the Council; and

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

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

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

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

24 **Section 1. Property Rezoned.** The Subject Property is  
25 hereby rezoned and reclassified from Commercial Community/General-1  
26 (CCG-1) District to Planned Unit Development (PUD) District. This new  
27 PUD district shall generally permit office, institutional,  
28 commercial, multiple-family, entertainment, communication towers and  
29 recreational uses and is described, shown and subject to the following  
30 documents, attached hereto:

31 **Exhibit 1** - Legal Description dated December 18, 2024.

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

**Exhibit 3** - Written Description dated December 20, 2024.

**Exhibit 4** - Site Plan dated December 18, 2024.

**Section 2. Rezoning Approved Subject to Conditions.** This rezoning is approved subject to the following conditions. Such conditions control over the Written Description and the Site Plan and may only be amended through a rezoning:

(1) A traffic study shall be provided at Civil Site Plan Review. The traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024).

(2) The parking reduction percentage allowed per Section E(1)(b) of the Written Description shall be established and reviewed for approval by the Planning and Development Department once the listed infrastructure or services are available.

(3) For Sign A Zone, as depicted in the Site Plan, **Exhibit 4**, Project Identity Pole/Pylon Signs on State Road (SR) 9B shall be limited to a maximum height of 65 feet and 300 square feet in area.

**Section 3. Owner and Description.** The Subject Property is owned by Westland Timber, LLC and AP ETDE, LLC, and is legally described in **Exhibit 1**, attached hereto. The applicant is Paul Harden, Esq., 1431 Riverplace Boulevard, Suite 901, Jacksonville, Florida 32207; (904) 396-5731.

**Section 4. Disclaimer.** The rezoning granted herein shall not be construed as an exemption from any other applicable local, state, or federal laws, regulations, requirements, permits or approvals. All other applicable local, state or federal permits or approvals shall be obtained before commencement of the development or use and issuance of this rezoning is based upon acknowledgement, representation and confirmation made by the applicant(s), owners(s),

1 developer(s) and/or any authorized agent(s) or designee(s) that the  
2 subject business, development and/or use will be operated in strict  
3 compliance with all laws. Issuance of this rezoning does not approve,  
4 promote or condone any practice or act that is prohibited or  
5 restricted by any federal, state or local laws.

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

10  
11 Form Approved:

12             /s/ Dylan Reingold      

13 Office of General Counsel

14 Legislation Prepared By: Erin Abney

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