

1 Introduced by the Land Use and Zoning Committee:  
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3

4 **ORDINANCE 2025-585**

5 AN ORDINANCE REZONING APPROXIMATELY 3.07± ACRES  
6 LOCATED IN COUNCIL DISTRICT 6 AT 0 CLAIRE LANE,  
7 BETWEEN SCOTT MILL ROAD AND SAN JOSE BOULEVARD  
8 (R.E. NO(S). 156026-0225), AS DESCRIBED HEREIN,  
9 OWNED BY SOUTHBELT PARK, LTD., IGS DIAMOND S  
10 INC., AND IRVING G. SNYDER, JR. FROM PLANNED UNIT  
11 DEVELOPMENT (PUD) DISTRICT (1980-352-E) TO  
12 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
14 PERMIT RETAIL AND OFFICE USES AND COMMERCIAL  
15 CONDOMINIUMS AND PERSONAL PROPERTY STORAGE, AS  
16 DESCRIBED IN THE CLAIRE LANE PUD, PURSUANT TO  
17 FUTURE LAND USE MAP SERIES (FLUMS) SMALL-SCALE  
18 AMENDMENT APPLICATION NUMBER L-6046-25C;  
19 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
20 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
21 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
22 EFFECTIVE DATE.  
23

24 **WHEREAS,** the City of Jacksonville adopted a Small-Scale  
25 Amendment to the *2045 Comprehensive Plan* for the purpose of revising  
26 portions of the Future Land Use Map series (FLUMs) in order to ensure  
27 the accuracy and internal consistency of the plan, pursuant to the  
28 companion land use application L-6046-25C; and

29 **WHEREAS,** in order to ensure consistency of zoning district  
30 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale  
31 Amendment L-6046-25C, an application to rezone and reclassify from

1 Planned Unit Development (PUD) District (1980-352-E) to Planned Unit  
2 Development (PUD) District was filed by Cyndy Trimmer, Esq., on behalf  
3 of the owner of approximately 3.07± acres of certain real property  
4 in Council District 6, as more particularly described in Section 1  
5 below; and

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

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

12 **WHEREAS,** the Land Use and Zoning (LUZ) Committee, after due  
13 notice, held a public hearing and made its recommendation to the  
14 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,** based on the staff report of the Planning and  
22 Development Department and other competent and substantial evidence  
23 received at the public hearings, the Council finds that the proposed  
24 PUD does not affect adversely the orderly development of the City as  
25 embodied in the *Zoning Code*; will not affect adversely the health and  
26 safety of residents in the area; will not be detrimental to the  
27 natural environment or to the use or development of the adjacent  
28 properties in the general neighborhood; and the proposed PUD will  
29 accomplish the objectives and meet the standards of Section 656.340  
30 (Planned Unit Development) of the *Zoning Code* of the City of  
31 Jacksonville; now therefore

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

2        **Section 1.        Subject Property Location and Description.**    The  
3 approximately 3.07± acres are located in Council District 6 at 0  
4 Claire Lane, between Scott Mill Road and San Jose Boulevard (R.E.  
5 No(s). 156026-0225), as more particularly described in **Exhibit 1**,  
6 dated April 11, 2025, and graphically depicted in **Exhibit 2**, both of  
7 which are attached hereto and incorporated herein by this reference  
8 (the "Subject Property").

9        **Section 2.        Owner and Applicant Description.**    The Subject  
10 Property is owned by Southbelt Park, Ltd., IGS Diamond S Inc., and  
11 Irving G. Snyder, Jr. The applicant is Cyndy Trimmer, Esq., 1  
12 Independent Drive, Suite 1200, Jacksonville, Florida, 32202; (904)  
13 807-0185.

14        **Section 3.        Property Rezoned.**        The Subject Property,  
15 pursuant to adopted companion Small-Scale Amendment L-6046-25C, is  
16 hereby rezoned and reclassified from Planned Unit Development (PUD)  
17 District (1980-352-E) to Planned Unit Development (PUD) District.  
18 This new PUD district shall generally permit retail and office uses  
19 and commercial condominiums and personal property storage, and is  
20 described, shown and subject to the following documents, attached  
21 hereto:

22        **Exhibit 1** - Legal Description dated April 11, 2025.

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

24        **Exhibit 3** - Written Description dated April 11, 2025.

25        **Exhibit 4** - Site Plan dated April 15, 2025.

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

determining the companion Small-Scale Amendment is in compliance with Chapter 163, *Florida Statutes*.

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

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

Form Approved:

/s/ Dylan Reingold

Office of General Counsel

Legislation Prepared By: Kaysie Cox

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