

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-533-E**

5 AN ORDINANCE REZONING APPROXIMATELY 40.29±
6 ACRES, LOCATED IN COUNCIL DISTRICT 8 AT 0 VINE
7 STREET, BETWEEN I-295 AND NEW KINGS ROAD, AS
8 DESCRIBED HEREIN, OWNED BY ANDREW H. WILLIAMS AS
9 TRUSTEE OF THE ANDREW H. WILLIAMS REVOCABLE
10 TRUST, PERRY D. HIGHSMITH AND EDNA I. HIGHSMITH,
11 FROM RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT
12 TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
14 PERMIT SINGLE FAMILY RESIDENTIAL USES, AS
15 DESCRIBED IN THE TROUT RIVER PUD; PUD SUBJECT TO
16 CONDITIONS; PROVIDING A DISCLAIMER THAT THE
17 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
18 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
19 PROVIDING AN EFFECTIVE DATE.
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21 **WHEREAS**, Andrew H. Williams as Trustee of the Andrew H. Williams
22 Revocable Trust, Perry D. Highsmith and Edna I. Highsmith, the owners
23 of approximately 40.29± acres, located in Council District 8 at 0
24 Vine Street, as more particularly described in **Exhibit 1**, dated June
25 21, 2021, and graphically depicted in **Exhibit 2**, both of which are
26 **attached hereto** (the "Subject Property"), have applied for a rezoning
27 and reclassification of that property from Residential Rural-Acre
28 (RR-ACRE) District to Planned Unit Development (PUD) District, as
29 described in Section 1 below; and

30 **WHEREAS**, the Planning Commission has considered the application

1 and has rendered an advisory opinion; and

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

4 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
5 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives
6 and policies of the *2030 Comprehensive Plan*; and (3) is not in
7 conflict with any portion of the City's land use regulations; and

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

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

17 **Section 1. Property Rezoned.** The Subject Property is
18 hereby rezoned and reclassified from Residential Rural-Acre (RR-ACRE)
19 District to Planned Unit Development (PUD) District. This new PUD
20 district shall generally permit single family residential uses, and
21 is described, shown and subject to the following documents, **attached**
22 **hereto:**

23 **Exhibit 1** - Legal Description dated June 21, 2021.

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

25 **Revised Exhibit 3** - Revised Written Description dated September 23,
26 2021.

27 **Revised Exhibit 4** - Revised Site Plan dated September 23, 2021.

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

1 (1) The development shall include common area and active
2 recreation space meeting the requirements and standards set forth in
3 Section 656.420, *Ordinance Code*, and Policy 2.2.4 of the Recreation
4 and Open Space Element of the *2030 Comprehensive Plan*.

5 (2) The Splendora Lane extension shall terminate in a City
6 standard cul-de-sac, or as otherwise approved by the City's Traffic
7 Engineer and Planning and Development Department.

8 (3) The applicant or its successor shall provide a traffic study
9 to include a traffic signal warrant analysis and to determine the
10 need for a left and right turn lane at the intersection of Allene
11 Road and Trout River Boulevard. If needed, the left and right turn
12 lane deceleration length shall meet Florida Department of
13 Transportation (FDOT) standards based on the posted speed limits, or
14 as otherwise approved by the City's Traffic Engineer and Planning and
15 Development Department. The queue lengths shall be based on the
16 traffic study, but the left turn lane shall be a minimum of fifty
17 (50) feet, or as otherwise approved by the City's Traffic Engineer
18 and Planning and Development Department. If a signal is not required,
19 a queue length for the right turn lane will also not be required.
20 The traffic study shall also determine if southbound left and right
21 turn lanes are required on Allene Road at Trout River Boulevard and
22 if so, the lengths needed. Finally, the traffic study shall include
23 a traffic impact analysis for the intersection of Trout River
24 Boulevard and New Kings Road, unless otherwise approved by the City's
25 Traffic Engineer and Planning and Development Department.

26 **Section 3. Owner and Description.** The Subject Property
27 is owned by Andrew H. Williams as Trustee of the Andrew H. Williams
28 Revocable Trust, Perry D. Highsmith and Edna I. Highsmith, and is
29 legally described in **Exhibit 1, attached hereto**. The applicant is
30 William J. Michaelis, Esq., 1301 Riverplace Boulevard, Suite 1500,
31 Jacksonville, Florida 32207; (904) 346-5914.

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

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

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18 Form Approved:

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20 /s/ Mary E. Staffopoulos

21 Office of General Counsel

22 Legislation Prepared By: Kaysie Cox

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