

Introduced and amended by the Land Use and Zoning Committee:

ORDINANCE 2025-6-E

AN ORDINANCE REZONING APPROXIMATELY 124.43± ACRES LOCATED IN COUNCIL DISTRICT 12 AT 0 COMMONWEALTH AVENUE, 8691 COMMONWEALTH AVENUE, 0 STOCKS ROAD AND 8600 STOCKS ROAD, BETWEEN BULLS BAY HIGHWAY AND JONES ROAD (R.E. NO(S). 004737-0000; 004623-0000; 004548-0000; 004549-0010 AND 004868-0010), AS DESCRIBED HEREIN, OWNED BY GEORGIA LYNN HODGES, ALAN BARRY GROSSE AND DOUGLAS BRIAN GROSSE, AS TENANTS IN COMMON AND AS TRUSTEES OF THE GEORGE R. GROSSE FAMILY TRUST AND GEORGIA LYNN HODGES, FROM AGRICULTURE (AGR) AND RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO GENERALLY PERMIT SINGLE FAMILY DWELLINGS, AS DESCRIBED IN THE COMMONWEALTH; 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, Georgia Lynn Hodges, Alan Barry Grosse and Douglas Brian Grosse, as Tenants in Common and as Trustees of the George R. Grosse Family Trust and Georgia Lynn Hodges, the owners of approximately 124.43± acres located in Council District 12 at 0 Commonwealth Avenue, 8691 Commonwealth Avenue, 0 Stocks Road and 8600 Stocks Road, between Bulls Bay Highway and Jones Road (R.E. No(s).

004737-0000; 004623-0000; 004548-0000; 004549-0010 and 004868-0010), as more particularly described in **Exhibit 1**, dated October 3, 2024, and graphically depicted in **Exhibit 2**, both of which are attached hereto (the "Subject Property"), has applied for a rezoning and reclassification of the Subject Property from Agriculture (AGR) and Residential Rural-Acre (RR-Acre) District to Planned Unit Development (PUD) District, as described in Section 1 below; and

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

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

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

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

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

Section 1. Property Rezoned. The Subject Property is hereby rezoned and reclassified from Agriculture (AGR) and Residential Rural-Acre (RR-Acre) District to Planned Unit Development (PUD) District. This new PUD district shall generally permit single family dwellings, and is described, shown and subject to the following

documents, attached hereto:

Exhibit 1 - Legal Description dated October 3, 2024.

Exhibit 2 - Subject Property per P&DD.

Revised Exhibit 3 - Revised Written Description dated March 3, 2025.

Revised Exhibit 4 - Revised Site Plan dated February 28, 2025.

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 "Emergency Access" depicted on the site plan, if allowed, shall not be dedicated to the City of Jacksonville. Appropriate signage and/or pavement marking shall be used to identify this as an emergency access.

Section 3. Owner and Description. The Subject Property is owned by Georgia Lynn Hodges, Alan Barry Grosse and Douglas Brian Grosse, as Tenants in Common and as Trustees of the George R. Grosse Family Trust and Georgia Lynn Hodges, and is legally described in **Exhibit 1**, attached hereto. The applicant is Cyndy Trimmer, Esq., One Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904) 807-0185.

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.

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11 Form Approved:

12
13 /s/ Dylan Reingold

14 Office of General Counsel

15 Legislation Prepared By: Connor Corrigan

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