

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2025-484-E

AN ORDINANCE REZONING APPROXIMATELY 344.60± ACRES LOCATED IN COUNCIL DISTRICT 8 AT 0 BUTCH BAINE DRIVE, WEST OF INTERSTATE-95 AND NORTH OF PECAN PARK ROAD (R.E. NO(S). 019569-0000, 106123-0000 AND 108113-0100), AS DESCRIBED HEREIN, OWNED BY BACARDI BOTTLING CORPORATION, FROM AGRICULTURE (AGR) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO PERMIT SINGLE FAMILY HOMES, PAIRED VILLAS AND TOWNHOMES, AS DESCRIBED IN THE SEATON CREEK RESERVE EAST PUD, PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS) LARGE-SCALE AMENDMENT APPLICATION L-6018-25A ADOPTED BY ORDINANCE 2025-483-E; ADOPTING SIGN POSTING PLAN PURSUANT TO SECTION 656.124, *ORDINANCE CODE*; PROVIDING CONTINGENCY; 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, the City of Jacksonville adopted a Large-Scale Amendment to its *Comprehensive Plan* for the purpose of revising portions of the Future Land Use Map Series (FLUMs) in order to ensure the accuracy and internal consistency of the plan, pursuant to Ordinance 2025-483-E; and

WHEREAS, in order to ensure consistency of the zoning district

1 with the *2045 Comprehensive Plan* and Large-Scale Amendment L-6018-
2 25A adopted by Ordinance 2025-483-E, an application to rezone and
3 reclassify the property has been filed by Hayden Phillips, Esq. on
4 behalf of the owner; and

5 **WHEREAS,** Bacardi Bottling Corporation, the owner of
6 approximately 344.60± acres located in Council District 8 at 0 Butch
7 Baine Drive, west of Interstate-95 and north of Pecan Park Road (R.E.
8 No(s). 019569-0000, 106123-0000 and 108113-0100), as more
9 particularly described in **Exhibit 1**, dated June 6, 2025, and
10 graphically depicted in **Exhibit 2**, both of which are attached hereto
11 (the "Subject Property"), have applied for a rezoning and
12 reclassification of the Subject Property from Agriculture (AGR)
13 District to Planned Unit Development (PUD) District, as described in
14 Section 1 below; and

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

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

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

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

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

2 **Section 1. Property Rezoned.** The Subject Property is
3 hereby rezoned and reclassified from Agriculture (AGR) District to
4 Planned Unit Development (PUD) District. This new PUD district shall
5 generally permit single family homes, paired villas and townhomes,
6 and is described, shown and subject to the following documents,
7 attached hereto:

8 **Exhibit 1** - Legal Description dated June 6, 2025.

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

10 **Exhibit 3** - Written Description dated June 6, 2025.

11 **Exhibit 4** - Site Plan dated June 2, 2025.

12 **Section 2. Owner and Description.** The Subject Property is
13 owned by Bacardi Bottling Corporation. The applicant is Hayden
14 Phillips, Esq., 1301 Riverplace Boulevard, Suite 1500, Jacksonville,
15 Florida, 32207; (904) 346-5535.

16 **Section 3. Adopting a Sign Posting Plan Pursuant to Section**
17 **656.124(c), Ordinance Code.** Pursuant to Section 656.124(c),
18 *Ordinance Code*, the City Council hereby adopts the Sign Posting Plan
19 dated September 15, 2023, attached hereto as **Exhibit 5**, and finds
20 that the mailed letters and notices, in conjunction with the Sign
21 Posting Plan, have provided notice to all affected property owners
22 in compliance with all state and local laws and regulations.

23 **Section 4. Contingency.** This rezoning shall not become
24 effective until thirty-one (31) days after adoption of the companion
25 Large- Scale Amendment; and further provided that if the companion
26 Large- Scale Amendment is challenged by the state land planning
27 agency, this rezoning shall not become effective until the state land
28 planning agency or the Administration Commission issues a final order
29 determining the companion Large-Scale Amendment is in compliance with
30 Chapter 163, Florida Statutes.

31 **Section 5. Disclaimer.** The rezoning granted herein shall

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

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

16
17 Form Approved:

18
19 /s/ Dylan Reingold

20 Office of General Counsel

21 Legislation Prepared By: Erin Abney

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