

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2020-660**

5 AN ORDINANCE REZONING APPROXIMATELY 20.59±  
6 ACRES, LOCATED IN COUNCIL DISTRICT 11 AT 0 A.C.  
7 SKINNER PARKWAY, BETWEEN BELFORT ROAD AND  
8 SOUTHSIDE BOULEVARD (R.E. NO. 154377-1000  
9 (PORTION)), AS DESCRIBED HEREIN, OWNED BY  
10 FORESTAR (USA) REAL ESTATE GROUP, INC., FROM  
11 RESIDENTIAL MEDIUM DENSITY-D (RMD-D) DISTRICT TO  
12 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
14 PERMIT TOWNHOME RESIDENTIAL USES, AS DESCRIBED  
15 IN THE EQUINOX EAST PUD; PROVIDING A DISCLAIMER  
16 THAT THE REZONING GRANTED HEREIN SHALL NOT BE  
17 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
18 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
19

20 **WHEREAS**, Forestar (USA) Real Estate Group, Inc., the owner of  
21 approximately 20.59± acres, located in Council District 11 at 0 A.C.  
22 Skinner Parkway, between Belfort Road and Southside Boulevard (R.E.  
23 No. 154377-1000 (portion)), as more particularly described in **Exhibit**  
24 **1**, dated September 14, 2020, and graphically depicted in **Exhibit 2**,  
25 both of which are **attached hereto** (Subject Property), has applied for  
26 a rezoning and reclassification of that property from Residential  
27 Medium Density-D (RMD-D) District to Planned Unit Development (PUD)  
28 District, as described in Section 1 below; and

29 **WHEREAS**, the Planning Commission has considered the application  
30 and has rendered an advisory opinion; and

31 **WHEREAS**, the Land Use and Zoning Committee, after due notice and

1 public hearing, has made its recommendation to the Council; and

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

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

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

15 **Section 1. Property Rezoned.** The Subject Property is  
16 hereby rezoned and reclassified from Residential Medium Density-D  
17 (RMD-D) District to Planned Unit Development (PUD) District. This new  
18 PUD district shall generally permit townhome residential uses, and  
19 is described, shown and subject to the following documents, **attached**  
20 **hereto:**

21 **Exhibit 1** - Legal Description dated September 14, 2020.

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

23 **Exhibit 3** - Written Description dated October 8, 2020.

24 **Exhibit 4** - Site Plan dated October 8, 2020.

25 **Section 2. Owner and Description.** The Subject Property  
26 is owned by Forestar (USA) Real Estate Group, Inc., and is legally  
27 described in **Exhibit 1, attached hereto.** The applicant is Curtis L.  
28 Hart, 8051 Tara Lane, Jacksonville, Florida 32216; (904) 993-5008.

29 **Section 3. Disclaimer.** The rezoning granted herein  
30 shall **not** be construed as an exemption from any other applicable  
31 local, state, or federal laws, regulations, requirements, permits or

