

1 Introduced by the Land Use and Zoning Committee:
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3

4 **ORDINANCE 2025-248**

5 AN ORDINANCE REZONING APPROXIMATELY 1.02± ACRES
6 LOCATED IN COUNCIL DISTRICT 7 AT 0 AND 729
7 EDGEWOOD AVENUE SOUTH, BETWEEN QUINCY STREET AND
8 FALMOUTH STREET (R.E. NO(S). 061878-0000;
9 061879-0000; 061880-0000; 061881-0000), AS
10 DESCRIBED HEREIN, OWNED BY 729 EDGE, LLC, FROM
11 COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1) DISTRICT
12 TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
14 PERMIT MULTI-FAMILY DWELLINGS AND COMMERCIAL AND
15 OFFICE USES, AS DESCRIBED IN THE EDGEWOOD PUD;
16 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
17 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
18 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
19 EFFECTIVE DATE.
20

21 **WHEREAS,** 729 Edge, LLC, the owner of approximately 1.02± acres
22 located in Council District 7 at 0 and 729 Edgewood Avenue South,
23 between Quincy Street and Falmouth Street (R.E. No(s). 061878-0000;
24 061879-0000; 061880-0000; 061881-0000), as more particularly
25 described in **Exhibit 1**, dated January 28, 2025, and graphically
26 depicted in **Exhibit 2**, both of which are attached hereto (the "Subject
27 Property"), has applied for a rezoning and reclassification of the
28 Subject Property from Commercial Community/General-1 (CCG-1) District
29 to Planned Unit Development (PUD) District, as described in Section
30 1 below; and

31 **WHEREAS,** the Planning Commission, acting as the local planning

1 agency, has reviewed the application and made an advisory
2 recommendation to the Council; and

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

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

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

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

19 **Section 1. Property Rezoned.** The Subject Property is
20 hereby rezoned and reclassified from Commercial Community/General-1
21 (CCG-1) District to Planned Unit Development (PUD) District. This new
22 PUD district shall generally permit multi-family dwellings and
23 commercial and office uses, and is described, shown and subject to
24 the following documents, attached hereto:

25 **Exhibit 1** - Legal Description dated January 28, 2025.

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

27 **Exhibit 3** - Written Description dated March 17, 2025.

28 **Exhibit 4** - Site Plan dated January 28, 2025.

29 **Section 2. Owner and Description.** The Subject Property is
30 owned by 729 Edge, LLC, and is legally described in **Exhibit 1**,
31 attached hereto. The applicant is Cyndy Trimmer, Esq., 1 Independent

Drive, Suite 1200, Jacksonville, Florida 32202; (904) 807-0185.

Section 3. 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), 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 4. 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 Council Secretary.

Form Approved:

/s/ Dylan Reingold

Office of General Counsel

Legislation Prepared By: Connor Corrigan

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