

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2021-426-E**

5 AN ORDINANCE REZONING APPROXIMATELY 19.46± ACRES  
6 LOCATED IN COUNCIL DISTRICT 11 AT 0 SQUARE  
7 STREET, BETWEEN APEX TRAIL AND CYPRESS BLUFF  
8 DRIVE, OWNED BY EASTLAND TIMBER, LLC, AS  
9 DESCRIBED HEREIN, FROM PLANNED UNIT DEVELOPMENT  
10 (PUD) DISTRICT (2018-0564) TO PLANNED UNIT  
11 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
12 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
13 SINGLE FAMILY RESIDENTIAL DEVELOPMENT, AS  
14 DESCRIBED IN APEX TRAIL PUD, PURSUANT TO FUTURE  
15 LAND USE MAP SERIES (FLUMS) SMALL-SCALE AMENDMENT  
16 APPLICATION NUMBER L-5569-21C; PROVIDING A  
17 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL  
18 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
19 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

20  
21 **WHEREAS**, the City of Jacksonville adopted a Small-Scale  
22 Amendment to the *2030 Comprehensive Plan* for the purpose of revising  
23 portions of the Future Land Use Map series (FLUMs) in order to ensure  
24 the accuracy and internal consistency of the plan, pursuant to the  
25 companion land use application L-5569-21C; and

26 **WHEREAS**, in order to ensure consistency of zoning district with  
27 the *2030 Comprehensive Plan* and the adopted companion Small-Scale  
28 Amendment L-5569-21C, an application to rezone and reclassify from  
29 Planned Unit Development (PUD) District (2018-0564) to Planned Unit  
30 Development (PUD) District was filed by Paul Harden, Esq., on behalf  
31 of the owner of approximately 19.46± acres of certain real property

1 in Council District 11, as more particularly described in Section 1;  
2 and

3 **WHEREAS**, the Planning and Development Department, in order to  
4 ensure consistency of this zoning district with the *2030 Comprehensive*  
5 *Plan*, has considered the rezoning and has rendered an advisory  
6 opinion; and

7 **WHEREAS**, the Planning Commission has considered the application  
8 and has rendered an advisory opinion; and

9 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due  
10 notice, held a public hearing and made its recommendation to the  
11 Council; and

12 **WHEREAS**, the City Council, after due notice, held a public  
13 hearing, and taking into consideration the above recommendations as  
14 well as all oral and written comments received during the public  
15 hearings, the Council finds that such rezoning is consistent with the  
16 *2030 Comprehensive Plan* adopted under the comprehensive planning  
17 ordinance for future development of the City of Jacksonville; and

18 **WHEREAS**, the Council finds that the proposed PUD does not affect  
19 adversely the orderly development of the City as embodied in the  
20 *Zoning Code*; will not affect adversely the health and safety of  
21 residents in the area; will not be detrimental to the natural  
22 environment or to the use or development of the adjacent properties  
23 in the general neighborhood; and the proposed PUD will accomplish the  
24 objectives and meet the standards of Section 656.340 (Planned Unit  
25 Development) of the *Zoning Code* of the City of Jacksonville; now,  
26 therefore

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

28 **Section 1. Subject Property Location and Description.** The  
29 approximately 19.46± acres are located in Council District 11, at 0  
30 Square Street, between Apex Trail and Cypress Bluff Drive, as more  
31 particularly described in **Exhibit 1**, dated March 26, 2021, and

1 graphically depicted in **Exhibit 2**, both of which are **attached hereto**  
2 and incorporated herein by this reference (Subject Property).

3       **Section 2.       Owner and Applicant Description.**   The Subject  
4 Property is owned by Eastland Timber, LLC. The applicant is Paul  
5 Harden, Esq., 1431 Riverplace Boulevard, Suit 901, Jacksonville,  
6 Florida 32207; (904) 396-5731.

7       **Section 3.       Property Rezoned.**       The Subject Property,  
8 pursuant to adopted companion Small-Scale Amendment L-5569-21C, is  
9 hereby rezoned and reclassified from Planned Unit Development (PUD)  
10 District (2018-0564) to Planned Unit Development (PUD) District. This  
11 new PUD district shall generally permit Single Family Residential  
12 Development, and is described, shown and subject to the following  
13 documents, **attached hereto**:

14 **Exhibit 1** - Legal Description dated March 26, 2021.

15 **Exhibit 2** - Subject Property Map (prepared by P&DD).

16 **Exhibit 3** - Written Description dated June 16, 2021.

17 **Exhibit 4** - Site Plan dated June 9, 2021.

18       **Section 4.       Contingency.**   This rezoning shall not become  
19 effective until 31 days after adoption of the companion Small-Scale  
20 Amendment unless challenged by the state land planning agency; and  
21 further provided that if the companion Small-Scale Amendment is  
22 challenged by the state land planning agency, this rezoning shall not  
23 become effective until the state land planning agency or the  
24 Administration Commission issues a final order determining the  
25 companion Small-Scale Amendment is in compliance with Chapter 163,  
26 *Florida Statutes*.

27       **Section 5.       Disclaimer.**       The rezoning granted herein  
28 shall not be construed as an exemption from any other applicable  
29 local, state, or federal laws, regulations, requirements, permits or  
30 approvals. All other applicable local, state or federal permits or  
31 approvals shall be obtained before commencement of the development

1 or use and issuance of this rezoning is based upon acknowledgement,  
2 representation and confirmation made by the applicant(s), owner(s),  
3 developer(s) and/or any authorized agent(s) or designee(s) that the  
4 subject business, development and/or use will be operated in strict  
5 compliance with all laws. Issuance of this rezoning does not approve,  
6 promote or condone any practice or act that is prohibited or  
7 restricted by any federal, state or local laws.

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

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13 Form Approved:

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15           /s/ Jason Teal          

16 Office of General Counsel

17 Legislation Prepared By: Eric Hinton

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