

1 Introduced by the Land Use and Zoning Committee and amended on the
2 Floor by Council:

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4
5 **ORDINANCE 2024-920-E**

6 AN ORDINANCE REZONING APPROXIMATELY 15.96± ACRES
7 LOCATED IN COUNCIL DISTRICT 4 AT 2115 FOREST
8 BOULEVARD, BETWEEN LEAHY ROAD AND LIVE OAK DRIVE
9 (R.E. NO(S). 123468-0010), AS DESCRIBED HEREIN,
10 OWNED BY HOLSTAR, LLC, FROM RESIDENTIAL LOW
11 DENSITY-60 (RLD-60) DISTRICT TO PLANNED UNIT
12 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT A
14 MAXIMUM OF 78 DUPLEX UNITS, AS DESCRIBED IN THE
15 FOREST TRAILS PUD; PUD SUBJECT TO CONDITION;
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,** Holstar, LLC, the owner of approximately 15.96± acres
22 located in Council District 4 at 2115 Forest Boulevard, between Leahy
23 Road and Live Oak Drive (R.E. No(s). 123468-0010), as more
24 particularly described in **Exhibit 1**, dated October 16, 2024, and
25 graphically depicted in **Exhibit 2**, both of which are attached hereto
26 (the "Subject Property"), has applied for a rezoning and
27 reclassification of the Subject Property from Residential Low
28 Density-60 (RLD-60) District to Planned Unit Development (PUD)
29 District, as described in Section 1 below; and

30 **WHEREAS,** the Planning Commission, acting as the local planning
31 agency, has reviewed the application and made an advisory

1 recommendation to the Council; and

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

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

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

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

18 **Section 1. Property Rezoned.** The Subject Property is
19 hereby rezoned and reclassified from Residential Low Density-60
20 (RLD-60) District to Planned Unit Development (PUD) District. This
21 new PUD district shall permit a maximum of 78 duplex units, and is
22 described, shown and subject to the following documents, attached
23 hereto:

24 **Exhibit 1** - Legal Description dated October 16, 2024.

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

26 **Exhibit 3** - Written Description dated September 1, 2024.

27 **Revised Exhibit 4** - Revised Site Plan dated December 10, 2024.

28 **Section 2. Rezoning Approved Subject to Condition.** This
29 rezoning is approved subject to the following condition. Such
30 condition controls over the Written Description and Site Plan and may
31 only be amended through a rezoning:

1 (1) Lots 1, 2, 3 and 4 as depicted on **Revised Exhibit 4** shall
2 not be developed and shall remain as open ("green") space within the
3 development.

4 **Section 3. Owner and Description.** The Subject Property is
5 owned by Holstar, LLC, and is legally described in **Exhibit 1**, attached
6 hereto. The applicant is Folks Huxford, 10230 Manorville Drive,
7 Jacksonville, Florida 32221; (904) 707-2571.

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

20 **Section 5. Effective Date.** The enactment of this Ordinance
21 shall be deemed to constitute a quasi-judicial action of the City
22 Council and shall become effective upon signature by the Council
23 President and Council Secretary.

24
25 Form Approved:

26
27 /s/ Dylan Reingold

28 Office of General Counsel

29 Legislation Prepared By: Kaysie Cox

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