

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-523-E**

5 AN ORDINANCE REZONING APPROXIMATELY 212.84±
6 ACRES IN COUNCIL DISTRICT 7 AT 1247 PECAN PARK
7 ROAD, BETWEEN I-95 AND LANNIE ROAD (R.E. NOS.
8 019573-1015 AND 019572-0310) OWNED BY LOUIS L.
9 HUNTLEY ENTERPRISES, INC., AS DESCRIBED HEREIN,
10 FROM AGRICULTURE (AGR) AND PLANNED UNIT
11 DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT
12 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
14 SINGLE FAMILY RESIDENTIAL AND CONSERVATION USES,
15 AS DESCRIBED IN THE SEATON CREEK RESERVE PUD,
16 PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS)
17 LARGE-SCALE AMENDMENT APPLICATION L-5513-21A;
18 PUD SUBJECT TO CONDITION; PROVIDING A DISCLAIMER
19 THAT THE REZONING GRANTED HEREIN SHALL NOT BE
20 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
21 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
22

23 **WHEREAS**, the City of Jacksonville adopted a Large-Scale
24 Amendment to the *2030 Comprehensive Plan* for the purpose of revising
25 portions of the Future Land Use Map series (FLUMs) in order to ensure
26 the accuracy and internal consistency of the plan, pursuant to the
27 companion land use ordinance for application L-5513-21A; and

28 **WHEREAS**, in order to ensure consistency of zoning district with
29 the *2030 Comprehensive Plan* and the adopted companion Large-Scale
30 Amendment L-5513-21A, an application to rezone and reclassify from
31 Agriculture (AGR) and Planned Unit Development (PUD) District to

1 Planned Unit Development (PUD) District was filed by T.R. Hainline,
2 Esq., on behalf of Louis L. Huntley Enterprises, Inc., the owner of
3 approximately 212.84± acres of certain real property in Council
4 District 7, as more particularly described in Section 1; and

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

9 **WHEREAS**, the Planning Commission has considered the application
10 and has rendered an advisory opinion; and

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

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

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

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

29 **Section 1. Subject Property Location and Description.** The
30 approximately 212.84± acres (R.E. Nos. 019573-1015 and 019572-0310)
31 are in Council District 7 at 1247 Pecan Park Road, between I-95 and

1 Lannie Road, as more particularly described in **Exhibit 1**, dated July
2 15, 2021, **attached hereto** and incorporated herein by this reference
3 (the "Subject Property").

4 **Section 2. Owner and Applicant Description.** The subject
5 property is owned by Louis L. Huntley Enterprises, Inc. The applicant
6 is T.R. Hainline, Esq., 1301 Riverplace Boulevard, Suite 1500,
7 Jacksonville, Florida 32207; (904) 346-5531.

8 **Section 3. Property Rezoned.** The Subject Property,
9 pursuant to adopted companion Large-Scale Amendment L-5513-21A, is
10 hereby rezoned and reclassified from Agriculture (AGR) and Planned
11 Unit Development (PUD) District to Planned Unit Development (PUD)
12 District. This new PUD district shall generally permit single family
13 residential and conservation uses, and is described, shown and subject
14 to the following documents, **attached hereto**:

15 **Exhibit 1** - Legal Description dated July 15, 2021.

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

17 **Revised Exhibit 3** - Revised Written Description dated August 25,
18 2021.

19 **Exhibit 4** - Site Plan dated June 21, 2021.

20 **Section 4. Rezoning Approved Subject to Condition.** This
21 rezoning is approved subject to the following condition. Such
22 condition controls over the Written Description and the Site Plan and
23 may only be amended through a rezoning.

24 (1) A Traffic study shall be provided with the Civil Site Plan
25 Review. The traffic study shall determine the need for left and right
26 turn lanes on Arnold Road at the subdivision entrance. Turn lanes
27 shall be built to Florida Department of Transportation (FDOT)
28 standards based on the speed limit for deceleration length. If a left
29 turn lane is needed, the queue length shall be determined by the
30 traffic study but shall be a minimum of 50 feet. The traffic study
31 shall take into account the additional vehicle trips resulting from

1 the extension of Arnold Road to Lannie Road. The traffic study shall
2 also include a traffic impact analysis for the intersections of Arnold
3 Road/Pecan Park Road and Pecan Park Road/International Airport
4 Boulevard/Bainbridge Drive.

5 **Section 5. Contingency.** This rezoning shall not become
6 effective until 31 days after adoption of the companion Large-Scale
7 Amendment unless challenged by the state land planning agency; and
8 further provided that if the companion Large-Scale Amendment is
9 challenged by the state land planning agency, this rezoning shall not
10 become effective until the state land planning agency or the
11 Administration Commission issues a final order determining the
12 companion Large-Scale Amendment is in compliance with Chapter 163,
13 *Florida Statutes*.

14 **Section 6. Disclaimer.** The rezoning granted herein
15 shall not be construed as an exemption from any other applicable
16 local, state, or federal laws, regulations, requirements, permits or
17 approvals. All other applicable local, state or federal permits or
18 approvals shall be obtained before commencement of the development
19 or use and issuance of this rezoning is based upon acknowledgement,
20 representation and confirmation made by the applicant(s), owner(s),
21 developer(s) and/or any authorized agent(s) or designee(s) that the
22 subject business, development and/or use will be operated in strict
23 compliance with all laws. Issuance of this rezoning does not approve,
24 promote or condone any practice or act that is prohibited or
25 restricted by any federal, state or local laws.

26 **Section 7. Effective Date.** The enactment of this Ordinance
27 shall be deemed to constitute a quasi-judicial action of the City
28 Council and shall become effective upon signature by the Council
29 President and the Council Secretary.

1 Form Approved:

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3 /s/ Mary E. Staffopoulos

4 Office of General Counsel

5 Legislation Prepared By: Bruce Lewis

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