

Introduced and amended by the Land Use and Zoning Committee:

ORDINANCE 2025-585-E

AN ORDINANCE REZONING APPROXIMATELY 3.07± ACRES
LOCATED IN COUNCIL DISTRICT 6 AT 0 CLAIRE LANE,
BETWEEN SCOTT MILL ROAD AND SAN JOSE BOULEVARD
(R.E. NO(S). 156026-0225), AS DESCRIBED HEREIN,
OWNED BY SOUTHBELT PARK, LTD., IGS DIAMOND S
INC., AND IRVING G. SNYDER, JR. FROM PLANNED UNIT
DEVELOPMENT (PUD) DISTRICT (1980-352-E) TO
PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
PERMIT RETAIL AND OFFICE USES AND COMMERCIAL
CONDOMINIUMS AND PERSONAL PROPERTY STORAGE, AS
DESCRIBED IN THE CLAIRE LANE PUD, PURSUANT TO
FUTURE LAND USE MAP SERIES (FLUMS) SMALL-SCALE
AMENDMENT APPLICATION NUMBER L-6046-25C; PUD
SUBJECT TO CONDITIONS; PROVIDING A DISCLAIMER
THAT THE REZONING GRANTED HEREIN SHALL NOT BE
CONSTRUED AS AN EXEMPTION FROM ANY OTHER
APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Jacksonville adopted a Small-Scale
Amendment to the *2045 Comprehensive Plan* for the purpose of revising
portions of the Future Land Use Map series (FLUMs) in order to ensure
the accuracy and internal consistency of the plan, pursuant to the
companion land use application L-6046-25C; and

WHEREAS, in order to ensure consistency of zoning district
with the *2045 Comprehensive Plan* and the adopted companion Small-Scale
Amendment L-6046-25C, an application to rezone and reclassify from

1 Planned Unit Development (PUD) District (1980-352-E) to Planned Unit
2 Development (PUD) District was filed by Cyndy Trimmer, Esq., on behalf
3 of the owner of approximately 3.07± acres of certain real property
4 in Council District 6, as more particularly described in Section 1
5 below; and

6 **WHEREAS,** the Planning and Development Department, in order to
7 ensure consistency of this zoning district with the *2045 Comprehensive*
8 *Plan*, has considered the rezoning and has rendered an advisory
9 opinion; and

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

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

15 **WHEREAS,** the City Council, after due notice, held a public
16 hearing, and taking into consideration the above recommendations as
17 well as all oral and written comments received during the public
18 hearings, the Council finds that such rezoning is consistent with the
19 *2045 Comprehensive Plan* adopted under the comprehensive planning
20 ordinance for future development of the City of Jacksonville; and

21 **WHEREAS,** based on the staff report of the Planning and
22 Development Department and other competent and substantial evidence
23 received at the public hearings, the Council finds that the proposed
24 PUD does not affect adversely the orderly development of the City as
25 embodied in the *Zoning Code*; will not affect adversely the health and
26 safety of residents in the area; will not be detrimental to the
27 natural environment or to the use or development of the adjacent
28 properties in the general neighborhood; and the proposed PUD will
29 accomplish the objectives and meet the standards of Section 656.340
30 (Planned Unit Development) of the *Zoning Code* of the City of
31 Jacksonville; now therefore

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

2 **Section 1. Subject Property Location and Description.** The
3 approximately 3.07± acres are located in Council District 6 at 0
4 Claire Lane, between Scott Mill Road and San Jose Boulevard (R.E.
5 No(s). 156026-0225), as more particularly described in **Exhibit 1**,
6 dated April 11, 2025, and graphically depicted in **Exhibit 2**, both of
7 which are attached hereto and incorporated herein by this reference
8 (the "Subject Property").

9 **Section 2. Owner and Applicant Description.** The Subject
10 Property is owned by Southbelt Park, Ltd., IGS Diamond S Inc., and
11 Irving G. Snyder, Jr. The applicant is Cyndy Trimmer, Esq., 1
12 Independent Drive, Suite 1200, Jacksonville, Florida, 32202; (904)
13 807-0185.

14 **Section 3. Property Rezoned.** The Subject Property,
15 pursuant to adopted companion Small-Scale Amendment L-6046-25C, is
16 hereby rezoned and reclassified from Planned Unit Development (PUD)
17 District (1980-352-E) to Planned Unit Development (PUD) District.
18 This new PUD district shall generally permit retail and office uses
19 and commercial condominiums and personal property storage, and is
20 described, shown and subject to the following documents, attached
21 hereto:

22 **Exhibit 1** - Legal Description dated April 11, 2025.

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

24 **Exhibit 3** - Written Description dated April 11, 2025.

25 **Exhibit 4** - Site Plan dated April 15, 2025.

26 **Section 4. Rezoning Approved Subject to Conditions.** This
27 rezoning is approved subject to the following conditions. Such
28 conditions control over the Written Description and the Site Plan and
29 may only be amended through a rezoning:

30 (1) Veterinarians are prohibited.

31 (2) Unless waived by the Chief of Traffic Engineering or his

1 or her designee, a traffic study shall be undertaken by the developer
2 upon PUD verification. The methodology of the study shall be
3 determined by the developer's Traffic Engineer, the Chief of the
4 Transportation Planning (or his or her designee), and the Chief of
5 Traffic Engineering (or his or her designee). The Subject Property
6 shall be developed in accordance with the study.

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

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

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

Form Approved:

/s/ Dylan Reingold

Office of General Counsel

Legislation Prepared By: Kaysie Cox

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