

1 Introduced by the Land Use and Zoning Committee:  
2  
3

4 **ORDINANCE 2022-789**

5 AN ORDINANCE REZONING APPROXIMATELY 200± ACRES,  
6 LOCATED IN COUNCIL DISTRICT 12 AT 0 52ND STREET,  
7 0 53RD STREET, 0 54TH STREET, 0 55TH STREET, 0  
8 56TH STREET, 0 57TH STREET, 0 58TH STREET, 0  
9 59TH STREET, 0 60TH STREET, 0 61ST STREET, 0  
10 63RD STREET, 0 64TH STREET, 0 POW-MIA MEMORIAL  
11 PARKWAY, 0 SOUTH HALSEMA ROAD, 1054 SOUTH  
12 HALSEMA ROAD AND 0 COLON AVENUE, BETWEEN CECIL  
13 COMMERCE CENTER PARKWAY AND CHAFFEE ROAD SOUTH,  
14 OWNED BY WILLIAM E. BOYD, BOYD TIMBER, INC. AND  
15 BOYCO, INC., AS MORE PARTICULARLY DESCRIBED  
16 HEREIN, FROM RESIDENTIAL RURAL-ACRE (RR-ACRE)  
17 DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)  
18 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
19 ZONING CODE, TO PERMIT RESIDENTIAL USES, AS  
20 DESCRIBED IN THE POW-MIA MEMORIAL PARKWAY PUD;  
21 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
22 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
23 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
24 EFFECTIVE DATE.  
25

26 **WHEREAS**, William E. Boyd, Boyd Timber, Inc. and Boyco, Inc., the  
27 owners of approximately 200± acres located in Council District 12 at  
28 0 52<sup>nd</sup> Street, 0 53<sup>rd</sup> Street, 0 54<sup>th</sup> Street, 0 55<sup>th</sup> Street, 0 56<sup>th</sup> Street,  
29 0 57<sup>th</sup> Street, 0 58<sup>th</sup> Street, 0 59<sup>th</sup> Street, 0 60<sup>th</sup> Street, 0 61<sup>st</sup> Street,  
30 0 63<sup>rd</sup> Street, 0 64<sup>th</sup> Street, 0 POW-MIA Memorial Parkway, 0 South  
31 Halsema Road, 1054 South Halsema Road and 0 Colon Avenue, between

1 Cecil Commerce Center Parkway and Chaffee Road South (R.E. Nos.  
2 001985-0100, 001985-0150, 001985-0200, 001985-0300, 001985-0400,  
3 001985-0500, 001985-0600, 001985-0700, 001985-0800, 001985-0900,  
4 001985-1000, 001985-1100, 001985-1200, 001985-1300, 001985-1400,  
5 001985-1500, 001985-1600, 001985-1700, 001985-1800, 001985-1900,  
6 001985-2000, 001985-2100, 001985-2200, 001985-2300, 001985-2400,  
7 001985-2500, 001985-2600, 001985-2700, 001987-0210, 001993-1000,  
8 001994-0000, 001931-0009, 001940-0000, 001889-0000 and 002018-0000),  
9 as more particularly described in **Exhibit 1**, dated April 20, 2022,  
10 and graphically depicted in **Exhibit 2**, both of which are attached  
11 hereto (the "Subject Property"), has applied for a rezoning and  
12 reclassification of that property from Residential Rural-Acre (RR-  
13 Acre) District to Planned Unit Development (PUD) District, as  
14 described in Section 1 below; and

15 **WHEREAS**, the Planning Commission has considered the application  
16 and has rendered an advisory opinion; and

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

19 **WHEREAS**, the Council finds that such rezoning is: (1) consistent  
20 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives  
21 and policies of the *2030 Comprehensive Plan*; and (3) is not in  
22 conflict with any portion of the City's land use regulations; and

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

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

1           **Section 1.           Property Rezoned.**       The Subject Property is  
2 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)  
3 District to Planned Unit Development (PUD) District. This new PUD  
4 district shall generally permit residential uses and is described,  
5 shown and subject to the following documents, attached hereto:

6 **Exhibit 1** - Legal Description dated April 20, 2022.

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

8 **Exhibit 3** - Written Description dated July 26, 2022.

9 **Exhibit 4** - Site Plan dated July 13, 2022.

10           **Section 2.           Owner and Description.**       The Subject Property  
11 is owned by William E. Boyd, Boyd Timber, Inc. and Boyco, Inc. and  
12 is legally described in **Exhibit 1**, attached hereto. The applicant  
13 is Paul Harden, Esq., 1431 Riverplace Boulevard, Suite 901,  
14 Jacksonville, Florida 32207; (904) 396-5731.

15           **Section 3.           Disclaimer.**       The rezoning granted herein  
16 shall **not** be construed as an exemption from any other applicable  
17 local, 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 4.           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.

1 Form Approved:

2

3           /s/  Mary E. Staffopoulos          

4 Office of General Counsel

5 Legislation Prepared By: Bruce Lewis

6 GC-#1531386-v2-2022-789\_(#Z-4414\_PUD).docx