

Introduced and substituted by the Land Use and Zoning Committee:

**ORDINANCE 2025-91**

AN ORDINANCE REZONING APPROXIMATELY 22.01± ACRES  
LOCATED IN COUNCIL DISTRICT 8 AT 6113 QUIET  
COUNTRY LANE, BETWEEN BRADDOCK ROAD AND SIMMONS  
ROAD (A PORTION OF R.E. NO(S). 003794-0050), AS  
DESCRIBED HEREIN, OWNED BY JOHN AND ANGELA  
SCHULTZ FROM RESIDENTIAL RURAL-ACRE (RR-ACRE)  
DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)  
DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
ZONING CODE, TO PERMIT SINGLE FAMILY DWELLINGS,  
AS DESCRIBED IN THE FAIRVIEW ESTATES PUD;  
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,** John and Angela Schultz, the owners of approximately  
22.01± acres located in Council District 8 at 6113 Quiet Country Lane,  
between Braddock Road and Simmons Road (a portion of R.E. No(s).  
003794-0050), as more particularly described in **Exhibit 1**, dated  
January 14, 2025, and graphically depicted in **Revised Exhibit 2**, both  
of which are attached hereto (the "Subject Property"), has applied  
for a rezoning and reclassification of the Subject Property from  
Residential Rural-Acre (RR-Acre) District to Planned Unit Development  
(PUD) District; and

**WHEREAS,** the Planning and Development Department has  
considered the application and has rendered an advisory  
recommendation; and

1       **WHEREAS,** the Planning Commission, acting as the local planning  
2 agency, has reviewed the application and made an advisory  
3 recommendation to the Council; and

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

7       **WHEREAS,** taking into consideration the above recommendations  
8 and all other evidence entered into the record and testimony taken  
9 at the public hearings, the Council finds that such rezoning: (1) is  
10 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,  
11 objectives and policies of the *2045 Comprehensive Plan*; and (3) is  
12 not in conflict with any portion of the City's land use regulations;  
13 now therefore

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

15       **Section 1. Property Rezoned.** The Subject Property is hereby  
16 rezoned and reclassified from Residential Rural-Acre (RR-Acre)  
17 District to Planned Unit Development (PUD) District. This new PUD  
18 district shall generally permit single family dwellings and is  
19 described, shown and subject to the following documents, attached  
20 hereto:

21       **Exhibit 1** - Legal Description dated January 14, 2025.

22       **Revised Exhibit 2** - Subject Property per P&DD.

23       **Exhibit 3** - Written Description dated April 29, 2025.

24       **Exhibit 4** - Site Plan dated April 17, 2025.

25       **Section 2. Owner and Applicant Description.** The Subject  
26 Property is owned by John and Angela Schultz, and is legally described  
27 in **Exhibit 1**, attached hereto. The applicant is Hayden Phillips,  
28 Esq., 1301 Riverplace Boulevard, Suite 1500, Jacksonville, Florida,  
29 32207; (904) 346-5535.

30       **Section 3. Disclaimer.** The rezoning granted herein shall  
31 not be construed as an exemption from any other applicable local,

1 state, or federal laws, regulations, requirements, permits or  
2 approvals. All other applicable local, state or federal permits or  
3 approvals shall be obtained before commencement of the development  
4 or use and issuance of this rezoning is based upon acknowledgement,  
5 representation and confirmation made by the applicant(s), owners(s),  
6 developer(s) and/or any authorized agent(s) or designee(s) that the  
7 subject business, development and/or use will be operated in strict  
8 compliance with all laws. Issuance of this rezoning does **not** approve,  
9 promote or condone any practice or act that is prohibited or  
10 restricted by any federal, state or local laws.

11 **Section 4. Effective Date.** The enactment of this Ordinance  
12 shall be deemed to constitute a quasi-judicial action of the City  
13 Council and shall become effective upon signature by the Council  
14 President and Council Secretary.

15  
16 Form Approved:

17  
18 /s/ Dylan Reingold

19 Office of General Counsel

20 Legislation Prepared By: Erin Abney

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