

Introduced and amended by the Land Use and Zoning Committee:

ORDINANCE 2025-579-E

AN ORDINANCE REZONING APPROXIMATELY 1.07± ACRES
LOCATED IN COUNCIL DISTRICT 5 AT 4672 SUNBEAM
ROAD, BETWEEN SHELLIE ROAD AND ABBY GLEN CIRCLE
(R.E. NO(S). 149028-0000), AS DESCRIBED HEREIN,
OWNED BY 4672 SUNBEAM, LLC FROM COMMERCIAL
RESIDENTIAL AND OFFICE (CRO) DISTRICT TO PLANNED
UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
OFFICE, WAREHOUSE, AND LIGHT MANUFACTURING USES,
AS DESCRIBED IN THE SUNBEAM FLEX OFFICE PUD,
PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS)
SMALL-SCALE AMENDMENT APPLICATION NUMBER L-6045-
25C; PUD SUBJECT TO CONDITION; 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-6045-25C; and

WHEREAS, in order to ensure consistency of zoning district
with the *2045 Comprehensive Plan* and the adopted companion Small-Scale
Amendment L-6045-25C, an application to rezone and reclassify from
Commercial Residential and Office (CRO) District to Planned Unit
Development (PUD) District was filed by Folks Huxford, on behalf of

1 4672 Sunbeam, LLC, owner of approximately 1.07± acres of certain real
2 property in Council District 5, as more particularly described in
3 Section 1 below; and

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

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

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

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

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

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

31 **Section 1. Subject Property Location and Description.** The

approximately 1.07± acres are located in Council District 5 at 4672 Sunbeam Road, between Shellie Road and Abby Glen Circle (R.E. No(s). 149028-0000), as more particularly described in **Exhibit 1**, dated June 3, 2025, and graphically depicted in **Exhibit 2**, both attached hereto and incorporated herein by this reference (the "Subject Property").

Section 2. Owner and Applicant Description. The Subject Property is owned by 4672 Sunbeam, LLC. The applicant is Folks Huxford, 10230 Manorville, Jacksonville, Florida, 32221; (904) 707-2571.

Section 3. Property Rezoned. The Subject Property, pursuant to adopted companion Small-Scale Amendment L-6045-25C, is hereby rezoned and reclassified from Commercial Residential and Office (CRO) District to Planned Unit Development (PUD) District. This new PUD district shall generally permit office, warehouse, and light manufacturing uses, and is described, shown and subject to the following documents, attached hereto:

Exhibit 1 - Legal Description dated June 3, 2025.

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

Revised Exhibit 3 - Revised Written Description dated August 20, 2025.

Exhibit 4 - Site Plan dated September 4, 2024.

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

(1) The Subject Property shall provide the required vehicular use area frontage trees along Sunbeam Road, as required by Section 656.1215 of the current Zoning Code.

Section 5. Contingency. This rezoning shall not become effective until thirty-one (31) days after adoption of the companion Small-Scale Amendment; and further provided that if the companion

Small-Scale Amendment is challenged by the state land planning agency, this rezoning shall not become effective until the state land planning agency or the Administration Commission issues a final order determining the companion Small-Scale Amendment is in compliance with Chapter 163, *Florida Statutes*.

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

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

Form Approved:

/s/ Dylan Reingold

Office of General Counsel

Legislation Prepared By: Payton Jamieson

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