

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-920**

5 AN ORDINANCE REZONING APPROXIMATELY 15.96± ACRES  
6 LOCATED IN COUNCIL DISTRICT 4 AT 2115 FOREST  
7 BOULEVARD, BETWEEN LEAHY ROAD AND LIVE OAK DRIVE  
8 (R.E. NO(S). 123468-0010), AS DESCRIBED HEREIN,  
9 OWNED BY HOLSTAR, LLC, FROM RESIDENTIAL LOW  
10 DENSITY-60 (RLD-60) DISTRICT TO PLANNED UNIT  
11 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
12 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT 86  
13 TOWNHOMES, AS DESCRIBED IN THE FOREST TRAILS PUD;  
14 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
15 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
16 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
17 EFFECTIVE DATE.  
18

19 **WHEREAS,** Holstar, LLC, the owner of approximately 15.96± acres  
20 located in Council District 4 at 2115 Forest Boulevard, between Leahy  
21 Road and Live Oak Drive (R.E. No(s). 123468-0010), as more  
22 particularly described in **Exhibit 1**, dated October 16, 2024, and  
23 graphically depicted in **Exhibit 2**, both of which are attached hereto  
24 (the "Subject Property"), has applied for a rezoning and  
25 reclassification of the Subject Property from Residential Low  
26 Density-60 (RLD-60) District to Planned Unit Development (PUD)  
27 District, as described in Section 1 below; and

28 **WHEREAS,** the Planning Commission, acting as the local planning  
29 agency, has reviewed the application and made an advisory  
30 recommendation to the Council; and

31 **WHEREAS,** the Land Use and Zoning Committee, after due notice

1 and public hearing, has made its recommendation to the Council; and

2       **WHEREAS**, the Council finds that such rezoning is: (1)  
3 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,  
4 objectives and policies of the *2045 Comprehensive Plan*; and (3) is  
5 not in conflict with any portion of the City's land use regulations;  
6 and

7       **WHEREAS**, the Council finds the proposed rezoning does not  
8 adversely affect the orderly development of the City as embodied in  
9 the Zoning Code; will not adversely affect the health and safety of  
10 residents in the area; will not be detrimental to the natural  
11 environment or to the use or development of the adjacent properties  
12 in the general neighborhood; and will accomplish the objectives and  
13 meet the standards of Section 656.340 (Planned Unit Development) of  
14 the Zoning Code; now therefore

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

16       **Section 1. Property Rezoned.** The Subject Property is  
17 hereby rezoned and reclassified from Residential Low Density-60  
18 (RLD-60) District to Planned Unit Development (PUD) District. This  
19 new PUD district shall generally permit 86 townhomes, and is  
20 described, shown and subject to the following documents, attached  
21 hereto:

22       **Exhibit 1** - Legal Description dated October 16, 2024.

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

24       **Exhibit 3** - Written Description dated September 1, 2024.

25       **Exhibit 4** - Site Plan dated July 2, 2024.

26       **Section 2. Owner and Description.** The Subject Property is  
27 owned by Holstar, LLC, and is legally described in **Exhibit 1**, attached  
28 hereto. The applicant is Folks Huxford, 10230 Manorville Drive,  
29 Jacksonville, Florida 32221; (904) 707-2571.

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.

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16 Form Approved:

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18           /s/ Dylan Reingold          

19 Office of General Counsel

20 Legislation Prepared By: Kaysie Cox

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