

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2025-484**

5 AN ORDINANCE REZONING APPROXIMATELY 344.60±  
6 ACRES LOCATED IN COUNCIL DISTRICT 8 AT 0 BUTCH  
7 BAINE DRIVE, WEST OF INTERSTATE-95 AND NORTH OF  
8 PECAN PARK ROAD (R.E. NO(S). 019569-0000, 106123-  
9 0000 AND 108113-0100), AS DESCRIBED HEREIN, OWNED  
10 BY BACARDI BOTTLING CORPORATION, FROM  
11 AGRICULTURE (AGR) DISTRICT TO PLANNED UNIT  
12 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
14 SINGLE FAMILY HOMES, PAIRED VILLAS AND TOWNHOMES,  
15 AS DESCRIBED IN THE SEATON CREEK RESERVE EAST  
16 PUD, PURSUANT TO FUTURE LAND USE MAP SERIES  
17 (FLUMS) LARGE-SCALE AMENDMENT APPLICATION L-  
18 6018-25A ADOPTED BY ORDINANCE 2025-483-E;  
19 ADOPTING SIGN POSTING PLAN PURSUANT TO SECTION  
20 656.124, *ORDINANCE CODE*; PROVIDING CONTINGENCY;  
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,** the City of Jacksonville adopted a Large-Scale  
27 Amendment to its *Comprehensive Plan* for the purpose of revising  
28 portions of the Future Land Use Map Series (FLUMs) in order to ensure  
29 the accuracy and internal consistency of the plan, pursuant to  
30 Ordinance 2025-483-E; and

31 **WHEREAS,** in order to ensure consistency of the zoning district

1 with the *2045 Comprehensive Plan* and Large-Scale Amendment L-6018-  
2 25A adopted by Ordinance 2025-483-E, an application to rezone and  
3 reclassify the property has been filed by Hayden Phillips, Esq. on  
4 behalf of the owner; and

5 **WHEREAS,** Bacardi Bottling Corporation, the owner of  
6 approximately 344.60± acres located in Council District 8 at 0 Butch  
7 Baine Drive, west of Interstate-95 and north of Pecan Park Road (R.E.  
8 No(s). 019569-0000, 106123-0000 and 108113-0100), as more  
9 particularly described in **Exhibit 1**, dated June 6, 2025, and  
10 graphically depicted in **Exhibit 2**, both of which are attached hereto  
11 (the "Subject Property"), have applied for a rezoning and  
12 reclassification of the Subject Property from Agriculture (AGR)  
13 District to Planned Unit Development (PUD) District, as described in  
14 Section 1 below; and

15 **WHEREAS,** the Planning Commission, acting as the local planning  
16 agency, has reviewed the application and made an advisory  
17 recommendation to the Council; and

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

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

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

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

2           **Section 1.           Property Rezoned.**     The Subject Property is  
3 hereby rezoned and reclassified from Agriculture (AGR) District to  
4 Planned Unit Development (PUD) District. This new PUD district shall  
5 generally permit single family homes, paired villas and townhomes,  
6 and is described, shown and subject to the following documents,  
7 attached hereto:

8 **Exhibit 1** - Legal Description dated June 6, 2025.

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

10 **Exhibit 3** - Written Description dated June 6, 2025.

11 **Exhibit 4** - Site Plan dated June 2, 2025.

12           **Section 2.           Owner and Description.**   The Subject Property is  
13 owned by Bacardi Bottling Corporation. The applicant is Hayden  
14 Phillips, Esq., 1301 Riverplace Boulevard, Suite 1500, Jacksonville,  
15 Florida, 32207; (904) 346-5535.

16           **Section 3.           Adopting a Sign Posting Plan Pursuant to Section**  
17 **656.124(c),   Ordinance Code.**     Pursuant to Section 656.124(c),  
18 *Ordinance Code*, the City Council hereby adopts the Sign Posting Plan  
19 dated September 15, 2023, attached hereto as **Exhibit 5**, and finds  
20 that the mailed letters and notices, in conjunction with the Sign  
21 Posting Plan, have provided notice to all affected property owners  
22 in compliance with all state and local laws and regulations.

23           **Section 4.           Contingency.**   This rezoning shall not become  
24 effective until thirty-one (31) days after adoption of the companion  
25 Large- Scale Amendment; and further provided that if the companion  
26 Large- Scale Amendment is challenged by the state land planning  
27 agency, this rezoning shall not become effective until the state land  
28 planning agency or the Administration Commission issues a final order  
29 determining the companion Large-Scale Amendment is in compliance with  
30 Chapter 163, Florida Statutes.

31           **Section 5.           Disclaimer.**   The rezoning granted herein shall

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

12 **Section 6. Effective Date.** The enactment of this Ordinance  
13 shall be deemed to constitute a quasi-judicial action of the City  
14 Council and shall become effective upon signature by the Council  
15 President and Council Secretary.

16  
17 Form Approved:

18  
19 /s/ Dylan Reingold

20 Office of General Counsel

21 Legislation Prepared By: Erin Abney

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