

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-533**

5 AN ORDINANCE REZONING APPROXIMATELY 40.29±
6 ACRES, LOCATED IN COUNCIL DISTRICT 8 AT 0 VINE
7 STREET, BETWEEN I-295 AND NEW KINGS ROAD, AS
8 DESCRIBED HEREIN, OWNED BY ANDREW H. WILLIAMS AS
9 TRUSTEE OF THE ANDREW H. WILLIAMS REVOCABLE
10 TRUST, PERRY D. HIGHSMITH AND EDNA I. HIGHSMITH,
11 FROM RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT
12 TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
14 PERMIT SINGLE FAMILY RESIDENTIAL USES, AS
15 DESCRIBED IN THE TROUT RIVER PUD; PROVIDING A
16 DISCLAIMER THAT THE REZONING GRANTED HEREIN
17 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
18 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
19 DATE.
20

21 **WHEREAS**, Andrew H. Williams as Trustee of the Andrew H. Williams
22 Revocable Trust, Perry D. Highsmith and Edna I. Highsmith, the owners
23 of approximately 40.29± acres, located in Council District 8 at 0
24 Vine Street, as more particularly described in **Exhibit 1**, dated June
25 21, 2021, and graphically depicted in **Exhibit 2**, both of which are
26 **attached hereto** (the "Subject Property"), have applied for a rezoning
27 and reclassification of that property from Residential Rural-Acre
28 (RR-ACRE) District to Planned Unit Development (PUD) District, as
29 described in Section 1 below; and

30 **WHEREAS**, the Planning Commission has considered the application
31 and has rendered an advisory opinion; and

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

3 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
4 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives
5 and policies of the *2030 Comprehensive Plan*; and (3) is not in
6 conflict with any portion of the City's land use regulations; 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 Rural-Acre (RR-ACRE)
18 District to Planned Unit Development (PUD) District. This new PUD
19 district shall generally permit single family residential uses, and
20 is described, shown and subject to the following documents, **attached**
21 **hereto:**

22 **Exhibit 1** - Legal Description dated June 21, 2021.

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

24 **Exhibit 3** - Written Description dated June 14, 2021.

25 **Exhibit 4** - Site Plan dated April 22, 2021.

26 **Section 2. Owner and Description.** The Subject Property
27 is owned by Andrew H. Williams as Trustee of the Andrew H. Williams
28 Revocable Trust, Perry D. Highsmith and Edna I. Highsmith, and is
29 legally described in **Exhibit 1, attached hereto.** The applicant is
30 William J. Michaelis, Esq., 1301 Riverplace Boulevard, Suite 1500,
31 Jacksonville, Florida 32207; (904) 346-5914.

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

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

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18 Form Approved:

19
20 /s/ Mary E. Staffopoulos

21 Office of General Counsel

22 Legislation Prepared By: Kaysie Cox

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