

Introduced by the Land Use and Zoning Committee and amended on the
Floor of Council:

ORDINANCE 2025-243-E

AN ORDINANCE REZONING DENYING A REQUEST FOR
APPROXIMATELY 5.34± ACRES LOCATED IN COUNCIL
DISTRICT 10 AT 0 OWEN AVENUE, BETWEEN THE END OF
OWEN AVENUE AND WINTON DRIVE (R.E. NO(S) . 027729-
0000), AS DESCRIBED HEREIN, OWNED BY CHRISTIANA
FOREST SJ, LLC, FROM RESIDENTIAL LOW DENSITY-60
(RLD-60) DISTRICT TO PLANNED UNIT DEVELOPMENT
(PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER
THE ZONING CODE, TO PERMIT A MAXIMUM OF 96
APARTMENTS, AS DESCRIBED IN THE MCMILLAN
APARTMENTS PUD, PURSUANT TO FUTURE LAND USE MAP
SERIES (FLUMS) SMALL-SCALE AMENDMENT APPLICATION
NUMBER L-6019-25C; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Jacksonville denied a Small-Scale
Amendment to the *2045 Comprehensive Plan* in order to ensure the
accuracy and internal consistency of the plan, pursuant to the
companion land use application L-6019-25C; and

WHEREAS, in order to ensure consistency of zoning district
with the *2045 Comprehensive Plan* and the proposed companion
Small-Scale Amendment L-6019-25C, an application to rezone and
reclassify from Residential Low Density-60 (RLD-60) District to
Planned Unit Development (PUD) District was filed by Michael Herzberg,
on behalf of Christiana Forest SJ, LLC, owner of approximately 5.34±
acres of certain real property in Council District 10, as more
particularly described in Section 1 below; and

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

5 **WHEREAS**, the Planning Commission has considered the
6 application and has rendered an advisory opinion; and

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

10 **WHEREAS**, the City Council, after due notice, held a public
11 hearing, and taking into consideration the above recommendations as
12 well as all oral and written comments received during the public
13 hearings, the Council finds that such rezoning is not consistent with
14 the *2045 Comprehensive Plan* as the proposed Planned Unit Development
15 (PUD) is inconsistent with the Low Density Residential (LDR) land use
16 designation; now therefore;

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

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

29 **Section 1. Subject Property Location and Description.** The
30 approximately 5.34± acres are located in Council District 10 at 0
31 Owen Avenue, between the end of Owen Avenue and Winton Drive (R.E.

No(s). 027729-0000), as more particularly described in **Exhibit 1**, dated October 28, 2024, and graphically depicted in **Exhibit 2**, both of which are attached hereto and incorporated herein by this reference (the "Subject Property").

Section 2. Owner and Applicant Description. The Subject Property is owned by Christiana Forest SJ, LLC. The applicant is Michael Herzberg, 12483 Aladdin Road, Jacksonville, Florida, 32223; (904) 731-8806.

Section 3. Property Rezoning Denied. The City Council denies the rezoning of the Subject Property from Residential Low Density-60 (RLD-60) District to Planned Unit Development (PUD) District, which would have generally permitted a maximum of 96 apartments, and is described, shown and subject to the following documents, attached hereto:

Exhibit 1 - Legal Description dated October 28, 2024.

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

Revised Exhibit 3 - Revised Written Description dated October 7, 2025.

Revised Exhibit 4 - Revised Site Plan dated July 8, 2025.

Section 6. 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: Kaysie Cox

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