

1 Introduced and substituted by the Land Use and Zoning Committee:
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3

4 **ORDINANCE 2023-705**

5 AN ORDINANCE REZONING APPROXIMATELY 0.45± ACRES
6 LOCATED IN COUNCIL DISTRICT 5 AT 0 ST. AUGUSTINE
7 ROAD, BETWEEN ST. AUGUSTINE ROAD AND LORIMIER
8 ROAD (R.E. NOS. 130411-0110, 130411-0120 AND
9 130411-0130), AS DESCRIBED HEREIN, OWNED BY T20
10 HOLDINGS LLC, FROM RESIDENTIAL LOW DENSITY-60
11 (RLD-60) DISTRICT TO PLANNED UNIT DEVELOPMENT
12 (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER
13 THE ZONING CODE, TO PERMIT COMMERCIAL USES AND
14 UP TO SIX TOWNHOMES, AS DESCRIBED IN THE ST.
15 AUGUSTINE ROAD PUD, PURSUANT TO FUTURE LAND USE
16 MAP SERIES (FLUMS) SMALL-SCALE AMENDMENT
17 APPLICATION NUMBER L-5859-23C; PROVIDING A
18 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
19 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
20 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
21

22 **WHEREAS**, the City of Jacksonville adopted a Small-Scale
23 Amendment to the *2045 Comprehensive Plan* for the purpose of revising
24 portions of the Future Land Use Map series (FLUMs) in order to ensure
25 the accuracy and internal consistency of the plan, pursuant to
26 companion application L-5859-23C; and

27 **WHEREAS**, in order to ensure consistency of zoning district
28 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale
29 Amendment L-5859-23C, an application to rezone and reclassify from
30 Residential Low Density-60 (RLD-60) District to Planned Unit
31 Development (PUD) District was filed by Cyndy Trimmer, Esq. on behalf

1 of the owner of approximately 0.45± acres of certain real property
2 in Council District 5, as more particularly described in Section 1;
3 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 rendered an advisory opinion; and

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

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

18 **WHEREAS,** the Council finds the proposed PUD does not adversely
19 affect the orderly development of the City as embodied in the *Zoning*
20 *Code*; will not adversely affect the health and safety of residents
21 in the area; will not be detrimental to the natural environment or
22 to the use or development of the adjacent properties in the general
23 neighborhood; and will accomplish the objectives and meet the
24 standards of Section 656.340 (Planned Unit Development) of the City
25 of Jacksonville; now therefore

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

27 **Section 1. Subject Property Location and Description.** The
28 approximately 0.45± acres are located in Council District 5 at 0 St.
29 Augustine Road, between St. Augustine Road and Lorimier Road (R.E.
30 Nos. 130411-0110, 130411-0120 and 130411-0130), as more particularly
31 described in **Exhibit 1**, dated August 3, 2023, and graphically depicted

1 in **Exhibit 2**, both of which are attached hereto and incorporated
2 herein by this reference (the "Subject Property").

3 **Section 2. Owner and Applicant Description.** The Subject
4 Property is owned by T20 Holdings LLC. The applicant is Cyndy
5 Trimmer, Esq., One Independent Drive, Suite 1200, Jacksonville,
6 Florida 32202; (904) 807-0185.

7 **Section 3. Property Rezoned.** The Subject Property,
8 pursuant to adopted companion Small-Scale Amendment Application
9 L-5859-23C, is hereby rezoned and reclassified from Residential Low
10 Density-60 (RLD-60) District to Planned Unit Development (PUD)
11 District. This new PUD district shall generally permit commercial
12 uses and up to a maximum of 6 townhomes, and is described, shown and
13 subject to the following documents, attached hereto:

14 **Exhibit 1** - Legal Description dated August 3, 2023.

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

16 **Exhibit 3** - Written Description dated July 11, 2024.

17 **Exhibit 4** - Site Plan dated July 24, 2023.

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

26 **Section 5. Disclaimer.** The rezoning granted herein shall
27 **not** be construed as an exemption from any other applicable local,
28 state, or federal laws, regulations, requirements, permits or
29 approvals. All other applicable local, state or federal permits or
30 approvals shall be obtained before commencement of the development
31 or use and issuance of this rezoning is based upon acknowledgement,

1 representation and confirmation made by the applicant(s), owners(s),
2 developer(s) and/or any authorized agent(s) or designee(s) that the
3 subject business, development and/or use will be operated in strict
4 compliance with all laws. Issuance of this rezoning does **not** approve,
5 promote or condone any practice or act that is prohibited or
6 restricted by any federal, state or local laws.

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

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12 Form Approved:

13
14 /s/ Mary E. Staffopoulos

15 Office of General Counsel

16 Legislation Prepared By: Jacquelyn Williams

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