

1 Introduced and amended by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2022-673-E**

5 AN ORDINANCE REZONING APPROXIMATELY 8.14± ACRES,
6 LOCATED IN COUNCIL DISTRICT 1 AT 0 EDENFIELD
7 ROAD, BETWEEN UNIVERSITY CLUB BOULEVARD NORTH
8 AND BOAT CLUB DRIVE (R.E. NO. 108986-0000), AS
9 DESCRIBED HEREIN, OWNED BY JWB REAL ESTATE
10 CAPITAL, LLC, FROM PLANNED UNIT DEVELOPMENT
11 (PUD) DISTRICT (1984-1404-771) TO PLANNED UNIT
12 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT UP
14 TO 46 TOWNHOMES WITH ASSOCIATED RECREATIONAL
15 USES, AS DESCRIBED IN THE EDENFIELD TOWNHOMES
16 PUD; PUD SUBJECT TO CONDITION; PROVIDING A
17 DISCLAIMER THAT THE REZONING GRANTED HEREIN
18 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
19 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
20 DATE.
21

22 **WHEREAS**, JWB Real Estate Capital, LLC, the owner of
23 approximately 8.14± acres located in Council District 1 at 0 Edenfield
24 Road, between University Club Boulevard North and Boat Club Drive
25 (R.E. No. 108986-0000), as more particularly described in **Exhibit 1**,
26 dated July 25, 2022, and graphically depicted in **Exhibit 2**, both of
27 which are attached hereto (the "Subject Property"), has applied for
28 a rezoning and reclassification of that property from Planned Unit
29 Development (PUD) District (1984-1404-771) to Planned Unit
30 Development (PUD) District, as described in Section 1 below; and

31 **WHEREAS**, the Planning Commission has considered the application

1 and has rendered an advisory opinion; and

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

4 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
5 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives
6 and policies of the *2030 Comprehensive Plan*; and (3) is not in
7 conflict with any portion of the City's land use regulations; and

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

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

17 **Section 1. Property Rezoned.** The Subject Property is
18 hereby rezoned and reclassified from Planned Unit Development (PUD)
19 District (1984-1404-771) to Planned Unit Development (PUD) District.
20 This new PUD district shall generally permit up to a maximum of 46
21 townhomes with associated recreational uses, and is described, shown
22 and subject to the following documents, attached hereto:

23 **Exhibit 1** - Legal Description dated July 25, 2022.

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

25 **Exhibit 3** - Written Description dated August 10, 2022.

26 **Revised Exhibit 4** - Revised Site Plan dated November 2, 2022.

27 **Section 2. Rezoning Approved Subject to Condition.** This
28 rezoning is approved subject to the following condition. Such
29 condition controls over the Written Description and the Site Plan and
30 may only be amended through a rezoning:

31 (1) If the proposed street within the development will be

1 maintained by the City of Jacksonville, the street typical cross
2 section shall match that found in City Standard Details for City of
3 Jacksonville, Plate P-127, or as otherwise approved by the Planning
4 and Development Department.

5 **Section 3. Owner and Description.** The Subject Property
6 is owned by JWB Real Estate Capital, LLC and is legally described in
7 **Exhibit 1**, attached hereto. The applicant is Curtis Hart, 8051 Tara
8 Lane, Jacksonville, Florida 32216; (904) 993-5008.

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

21 **Section 5. Effective Date.** The enactment of this Ordinance
22 shall be deemed to constitute a quasi-judicial action of the City
23 Council and shall become effective upon signature by the Council
24 President and the Council Secretary.

25
26 Form Approved:

27
28 /s/ Mary E. Staffopoulos

29 Office of General Counsel

30 Legislation Prepared By: Bruce Lewis