

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2021-523**

5 AN ORDINANCE REZONING APPROXIMATELY 212.84±  
6 ACRES IN COUNCIL DISTRICT 7 AT 1247 PECAN PARK  
7 ROAD, BETWEEN I-95 AND LANNIE ROAD (R.E. NOS.  
8 019573-1015 AND 019572-0310) OWNED BY LOUIS L.  
9 HUNTLEY ENTERPRISES, INC., AS DESCRIBED HEREIN,  
10 FROM AGRICULTURE (AGR) AND PLANNED UNIT  
11 DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT  
12 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
14 SINGLE FAMILY RESIDENTIAL AND CONSERVATION USES,  
15 AS DESCRIBED IN THE SEATON CREEK RESERVE PUD,  
16 PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS)  
17 LARGE-SCALE AMENDMENT APPLICATION L-5513-21A;  
18 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
19 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
20 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
21 EFFECTIVE DATE.  
22

23 **WHEREAS,** the City of Jacksonville adopted a Large-Scale  
24 Amendment to the *2030 Comprehensive Plan* for the purpose of revising  
25 portions of the Future Land Use Map series (FLUMs) in order to ensure  
26 the accuracy and internal consistency of the plan, pursuant to the  
27 companion land use ordinance for application L-5513-21A; and

28 **WHEREAS,** in order to ensure consistency of zoning district with  
29 the *2030 Comprehensive Plan* and the adopted companion Large-Scale  
30 Amendment L-5513-21A, an application to rezone and reclassify from  
31 Agriculture (AGR) and Planned Unit Development (PUD) District to

1 Planned Unit Development (PUD) District was filed by T.R. Hainline,  
2 Esq., on behalf of Louis L. Huntley Enterprises, Inc., the owner of  
3 approximately 212.84± acres of certain real property in Council  
4 District 7, as more particularly described in Section 1; and

5 **WHEREAS**, the Planning and Development Department, in order to  
6 ensure consistency of this zoning district with the *2030 Comprehensive*  
7 *Plan*, has considered the rezoning and has rendered an advisory  
8 opinion; and

9 **WHEREAS**, the Planning Commission has considered the application  
10 and has rendered an advisory opinion; and

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

13 **WHEREAS**, the City Council after due notice held a public hearing,  
14 taking into consideration the above recommendations as well as all  
15 oral and written comments received during the public hearings, the  
16 Council finds that such rezoning is consistent with the *2030*  
17 *Comprehensive Plan* adopted under the comprehensive planning ordinance  
18 for future development of the City of Jacksonville; and

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

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

29 **Section 1. Subject Property Location and Description.** The  
30 approximately 212.84± acres (R.E. Nos. 019573-1015 and 019572-0310)  
31 are in Council District 7 at 1247 Pecan Park Road, between I-95 and

1 Lannie Road, as more particularly described in **Exhibit 1**, dated July  
2 15, 2021, **attached hereto** and incorporated herein by this reference  
3 (the "Subject Property").

4 **Section 2. Owner and Applicant Description.** The subject  
5 property is owned by Louis L. Huntley Enterprises, Inc. The applicant  
6 is T.R. Hainline, Esq., 1301 Riverplace Boulevard, Suite 1500,  
7 Jacksonville, Florida 32207; (904) 346-5531.

8 **Section 3. Property Rezoned.** The Subject Property,  
9 pursuant to adopted companion Large-Scale Amendment L-5513-21A, is  
10 hereby rezoned and reclassified from Agriculture (AGR) and Planned  
11 Unit Development (PUD) District to Planned Unit Development (PUD)  
12 District. This new PUD district shall generally permit single family  
13 residential and conservation uses, and is described, shown and subject  
14 to the following documents, **attached hereto**:

15 **Exhibit 1** - Legal Description dated July 15, 2021.

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

17 **Exhibit 3** - Written Description dated June 8, 2021.

18 **Exhibit 4** - Site Plan dated June 21, 2021.

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

28 **Section 5. Disclaimer.** The rezoning granted herein  
29 shall not be construed as an exemption from any other applicable  
30 local, state, or federal laws, regulations, requirements, permits or  
31 approvals. All other applicable local, state or federal permits or

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

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

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14 Form Approved:

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16           /s/ Jason Teal          

17 Office of General Counsel

18 Legislation Prepared By: Bruce Lewis

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