

1 The Land Use and Zoning Committee offers the following Substitute to
2 File No. 2025-91:

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4 Introduced and substituted by the Land Use and Zoning Committee:
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7 **ORDINANCE 2025-91**

8 AN ORDINANCE REZONING APPROXIMATELY 22.01± ACRES
9 LOCATED IN COUNCIL DISTRICT 8 AT 6113 QUIET
10 COUNTRY LANE, BETWEEN BRADDOCK ROAD AND SIMMONS
11 ROAD (A PORTION OF R.E. NO(S). 003794-0050), AS
12 DESCRIBED HEREIN, OWNED BY JOHN AND ANGELA
13 SCHULTZ FROM RESIDENTIAL RURAL-ACRE (RR-ACRE)
14 DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
15 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
16 ZONING CODE, TO PERMIT SINGLE FAMILY DWELLINGS,
17 AS DESCRIBED IN THE FAIRVIEW ESTATES PUD;
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,** John and Angela Schultz, the owners of approximately
24 22.01± acres located in Council District 8 at 6113 Quiet Country Lane,
25 between Braddock Road and Simmons Road (a portion of R.E. No(s).
26 003794-0050), as more particularly described in **Exhibit 1**, dated
27 January 14, 2025, and graphically depicted in **Revised Exhibit 2**, both
28 of which are attached hereto (the "Subject Property"), has applied
29 for a rezoning and reclassification of the Subject Property from
30 Residential Rural-Acre (RR-Acre) District to Planned Unit Development
31 (PUD) District; and

1 **WHEREAS,** the Planning and Development Department has
2 considered the application and has rendered an advisory
3 recommendation; and

4 **WHEREAS,** the Planning Commission, acting as the local planning
5 agency, has reviewed the application and made an advisory
6 recommendation to the Council; 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,** taking into consideration the above recommendations
11 and all other evidence entered into the record and testimony taken
12 at the public hearings, the Council finds that such rezoning: (1) is
13 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
14 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
15 not in conflict with any portion of the City's land use regulations;
16 now therefore

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

18 **Section 1. Property Rezoned.** The Subject Property is hereby
19 rezoned and reclassified from Residential Rural-Acre (RR-Acre)
20 District to Planned Unit Development (PUD) District. This new PUD
21 district shall generally permit single family dwellings and is
22 described, shown and subject to the following documents, attached
23 hereto:

24 **Exhibit 1** - Legal Description dated January 14, 2025.

25 **Revised Exhibit 2** - Subject Property per P&DD.

26 **Exhibit 3** - Written Description dated April 29, 2025.

27 **Exhibit 4** - Site Plan dated April 17, 2025.

28 **Section 2. Owner and Applicant Description.** The Subject
29 Property is owned by John and Angela Schultz, and is legally described
30 in **Exhibit 1**, attached hereto. The applicant is Hayden Phillips,
31 Esq., 1301 Riverplace Boulevard, Suite 1500, Jacksonville, Florida,

32207; (904) 346-5535.

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

Section 4. 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 Council Secretary.

Form Approved:

/s/ Dylan Reingold

Office of General Counsel

Legislation Prepared By: Erin Abney

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