

Introduced and amended by the Land Use and Zoning Committee:

ORDINANCE 2025-171-E

AN ORDINANCE REZONING APPROXIMATELY 8.38± ACRES,
LOCATED IN COUNCIL DISTRICT 12 AT 0 PRITCHARD
ROAD, AT THE SOUTHWEST CORNER OF JONES ROAD AND
PRITCHARD ROAD (R.E. NO(S). 003362-0000), AS
DESCRIBED HEREIN, OWNED BY DAVID AND CAROLYN
WOODS, FROM RESIDENTIAL RURAL-ACRE (RR-ACRE)
DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
ZONING CODE, TO PERMIT SINGLE-FAMILY AND MULTI-
FAMILY DWELLINGS AND TOWNHOMES, AS DESCRIBED IN
THE PRITCHARD ROAD PUD, PURSUANT TO FUTURE LAND
USE MAP SERIES (FLUMS) SMALL-SCALE AMENDMENT
APPLICATION NUMBER L-6009-24C; PUD SUBJECT TO
CONDITION; PROVIDING A DISCLAIMER THAT THE
REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Jacksonville adopted a Small-Scale
Amendment to the *2045 Comprehensive Plan* for the purpose of revising
portions of the Future Land Use Map series (FLUMs) in order to ensure
the accuracy and internal consistency of the plan, pursuant to
companion application L-6009-24C; and

WHEREAS, in order to ensure consistency of zoning district
with the *2045 Comprehensive Plan* and the adopted companion Small-Scale
Amendment L-6009-24C, an application to rezone and reclassify from
Residential Rural-Acre (RR-Acre) District to Planned Unit Development

1 (PUD) District was filed by M. Hayden Phillips, Esq., on behalf of
2 the owners of approximately 8.38± acres of certain real property in
3 Council District 12, as more particularly described in Section 1; 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 has 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 that the proposed PUD does not
19 affect adversely the orderly development of the City as embodied in
20 the *Zoning Code*; will not affect adversely the health and safety of
21 residents in the area; will not be detrimental to the natural
22 environment or to the use or development of the adjacent properties
23 in the general neighborhood; and the proposed PUD will accomplish the
24 objectives and meet the standards of Section 656.340 (Planned Unit
25 Development) of the *Zoning Code* of the City of Jacksonville; now
26 therefore

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

28 **Section 1. Subject Property Location and Description.** The
29 approximately 8.38± acres are located in Council District 12 at 0
30 Pritchard Road, at the southwest corner of Jones Road and Pritchard
31 Road (R.E. No(s). 003362-0000), as more particularly described in

1 **Exhibit 1**, dated February 14, 2025, and graphically depicted in
2 **Exhibit 2**, both of which are attached hereto and incorporated herein
3 by this reference (the "Subject Property").

4 **Section 2. Owner and Applicant Description.** The Subject
5 Property is owned by David and Carolyn Woods. The applicant is M.
6 Hayden Phillips, Esq., 1301 Riverplace Boulevard, Suite 1500,
7 Jacksonville, Florida, 32207; (904) 346-5535.

8 **Section 3. Property Rezoned.** The Subject Property,
9 pursuant to adopted companion Small-Scale Amendment Application
10 L-6009-24C, is hereby rezoned and reclassified from Residential
11 Rural-Acre (RR-Acre) District to Planned Unit Development (PUD)
12 District. This new PUD district shall generally permit single-family
13 and multi-family dwellings and townhomes, and is described, shown and
14 subject to the following documents, attached hereto:

15 **Exhibit 1** - Legal Description dated February 14, 2025.

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

17 **Exhibit 3** - Written Description dated January 13, 2025.

18 **Exhibit 4** - Site Plan dated November 6, 2024.

19 **Section 4. Rezoning Approved Subject to Condition.** This
20 rezoning is approved subject to the following condition. Such
21 condition shall control over the Written Description and the Site
22 Plan and may only be amended through a rezoning:

- 23 (1) A traffic study shall be provided at Civil Site Plan
24 Review. The traffic study shall meet the requirements of
25 the Land Development Procedures Manual Section 1.1.11
26 (January 2024).

27 **Section 5. Contingency.** This rezoning shall not become
28 effective until thirty-one (31) days after adoption of the companion
29 Small-Scale Amendment; and further provided that if the companion
30 Small-Scale Amendment is challenged by the state land planning agency,
31 this rezoning shall not become effective until the state land planning

1 agency or the Administration Commission issues a final order
2 determining the companion Small-Scale Amendment is in compliance with
3 Chapter 163, *Florida Statutes*.

4 **Section 6. Disclaimer.** The rezoning granted herein
5 shall not be construed as an exemption from any other applicable
6 local, state, or federal laws, regulations, requirements, permits or
7 approvals. All other applicable local, state or federal permits or
8 approvals shall be obtained before commencement of the development
9 or use and issuance of this rezoning is based upon acknowledgement,
10 representation and confirmation made by the applicant(s), owner(s),
11 developer(s) and/or any authorized agent(s) or designee(s) that the
12 subject business, development and/or use will be operated in strict
13 compliance with all laws. Issuance of this rezoning does not approve,
14 promote or condone any practice or act that is prohibited or
15 restricted by any federal, state or local laws.

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

20
21 Form Approved:

22
23 /s/ Dylan Reingold

24 Office of General Counsel

25 Legislation Prepared By: Connor Corrigan

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