

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-384-E**

5 AN ORDINANCE REZONING APPROXIMATELY 9.85± ACRES
6 LOCATED IN COUNCIL DISTRICT 12 AT 0 CRYSTAL
7 SPRINGS ROAD, BETWEEN EMILYS WALK DRIVE AND
8 HAMMOND BOULEVARD (R.E. NO. 008809-0050), OWNED
9 BY JOE ROAD, LLC, ET AL., AS DESCRIBED HEREIN,
10 FROM RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT
11 TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
13 PERMIT COMMERCIAL USES, AS DESCRIBED IN THE
14 CRYSTAL SPRINGS/HAMMOND PUD, PURSUANT TO FUTURE
15 LAND USE MAP SERIES (FLUMS) SMALL-SCALE AMENDMENT
16 APPLICATION NUMBER L-5444-20C; PROVIDING A
17 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
18 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
19 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
20

21 **WHEREAS**, the City of Jacksonville adopted a Small-Scale
22 Amendment to the *2030 Comprehensive Plan* for the purpose of revising
23 portions of the Future Land Use Map series (FLUMs) in order to ensure
24 the accuracy and internal consistency of the plan, pursuant to
25 application L-5444-20C and companion land use Ordinance 2020-383; and

26 **WHEREAS**, in order to ensure consistency of zoning district with
27 the *2030 Comprehensive Plan* and the adopted companion Small-Scale
28 Amendment L-5444-20C, an application to rezone and reclassify from
29 Residential Rural-Acre (RR-Acre) District to Planned Unit Development
30 (PUD) District was filed by Cyndy Trimmer, Esq., on behalf of the
31 owners of approximately 9.85± acres of certain real property in

1 Council District 12, as more particularly described in Section 1; and

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

6 **WHEREAS**, the Planning Commission has considered the application
7 and has rendered an advisory opinion; and

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

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

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

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

27 **Section 1. Subject Property Location and Description.** The
28 approximately 9.85± acres (R.E. No. 008809-0050) is located in Council
29 District 12, at 0 Crystal Springs Road, between Emilys Walk Drive and
30 Hammond Boulevard, as more particularly described in **Exhibit 1**, dated
31 April 21, 2020, and graphically depicted in **Exhibit 2**, both of which

1 are **attached hereto** and incorporated herein by this reference (Subject
2 Property).

3 **Section 2. Owner and Applicant Description.** The Subject
4 Property is owned by Joe Road, LLC, et al. The applicant is Cyndy
5 Trimmer, Esq., 1 Independent Drive, Suite 1200, Jacksonville, Florida
6 32202; (904) 807-0185.

7 **Section 3. Property Rezoned.** The Subject Property,
8 pursuant to adopted companion Small-Scale Amendment L-5444-20C, is
9 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)
10 District to Planned Unit Development (PUD) District. This new PUD
11 district shall generally permit commercial uses, and is described,
12 shown and subject to the following documents, **attached hereto**:

13 **Exhibit 1** - Legal Description dated April 21, 2020.

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

15 **Revised Exhibit 3** - Revised Written Description dated August 31,
16 2020.

17 **Revised Exhibit 4** - Revised Site Plan dated August 31, 2020.

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

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

