

LAND USE AND ZONING COMMITTEE AMENDMENT

The Land Use and Zoning Committee offers the following amendment to File No. 2025-449:

- (1) On **page 1, line 16**, after "PUD;" **insert** "PUD SUBJECT TO CONDITIONS;"
- (2) On **page 2, line 28**, **strike** "Exhibit 4 - Site Plan dated February 21, 2025" and **insert** "Revised Exhibit 4 - Revised Site Plan dated September 24, 2025";
- (3) On **page 2, line 28½**, insert a new Section 2 to read as follows:

"Section 2. Rezoning Approved Subject to Conditions. This rezoning is approved subject to the following conditions. Such conditions control over the Written Description and the Site Plan and may only be amended through a rezoning:

- (1) The development shall secure an agreement with the Duval County School Board for access to the Subject Property via Sheldon Drive prior to the issuance by the City of the first certificate of occupancy for a residential unit or the functional equivalent on the Subject Property.
- (2) The developer shall construct a pedestrian pathway along Sheldon Drive within or adjacent to the right-of-way from the Subject Property entrance/exit point at Sheldon Drive connecting to the pedestrian pathway at the intersection

of Sheldon Drive and Old Middleburg Road
North.";

- (4) Renumber the remaining Sections accordingly;
- (5) Remove **Exhibit 4** and replace with **Revised Exhibit 4**;
- (6) On **page 1, line 1**, amend the introductory sentence to add
that the bill was amended as reflected herein.

Form Approved:

/s/ Terrence Harvey

Office of General Counsel

Legislation Prepared By: Dylan Reingold

GC-#1714435-v1-2025-449_LUZ_Amend_.docx