

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2022-664**

5 AN ORDINANCE REZONING APPROXIMATELY 11.41±  
6 ACRES, LOCATED IN COUNCIL DISTRICT 10 AT 1101  
7 BULLS BAY HIGHWAY AND 1103 BULLS BAY HIGHWAY,  
8 BETWEEN COMMONWEALTH AVENUE AND OCALA AVENUE  
9 (R.E. NOS. 004831-0000 AND 004806-5000), OWNED  
10 BY FLORIDA LAND TRUST NO. 2021-MAY 5, AS  
11 DESCRIBED HEREIN, FROM RESIDENTIAL RURAL-ACRE  
12 (RR-ACRE) DISTRICT TO PLANNED UNIT DEVELOPMENT  
13 (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER  
14 THE ZONING CODE, TO PERMIT LIGHT INDUSTRIAL  
15 USES, AS DESCRIBED IN THE BULLS BAY INDUSTRIAL  
16 PUD, PURSUANT TO FUTURE LAND USE MAP SERIES  
17 (FLUMS) SMALL-SCALE AMENDMENT APPLICATION  
18 NUMBER L-5657-22C; PROVIDING A DISCLAIMER THAT  
19 THE REZONING GRANTED HEREIN SHALL NOT BE  
20 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
21 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
22

23 **WHEREAS,** the City of Jacksonville adopted a Small-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-5657-22C; and

28 **WHEREAS,** in order to ensure consistency of zoning district with  
29 the *2030 Comprehensive Plan* and the adopted companion Small-Scale  
30 Amendment L-5657-22C, an application to rezone and reclassify from  
31 Residential Rural-Acre (RR-Acre) District to Planned Unit Development

1 (PUD) District was filed by Cyndy Trimmer, Esq., on behalf of the  
2 owner of approximately 11.41± acres of certain real property in  
3 Council District 10, 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 *2030 Comprehensive*  
6 *Plan*, has considered the rezoning and has rendered an advisory  
7 opinion; and

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

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

13 **WHEREAS**, the City Council, after due notice, held a public  
14 hearing, and taking into consideration the above recommendations as  
15 well as all oral and written comments received during the public  
16 hearings, the Council finds that such rezoning is consistent with the  
17 *2030 Comprehensive Plan* adopted under the comprehensive planning  
18 ordinance 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 11.41± acres are located in Council District 10 at 1101  
31 Bulls Bay Highway and 1103 Bulls Bay Highway, between Commonwealth

1 Avenue and Ocala Avenue (R.E. Nos. 004831-0000 and 004806-5000), as  
2 more particularly described in **Exhibit 1**, dated April 27, 2022, and  
3 graphically depicted in **Exhibit 2**, both of which are attached hereto  
4 and incorporated herein by this reference (the "Subject Property").

5 **Section 2. Owner and Applicant Description.** The Subject  
6 Property is owned by Florida Land Trust No. 2021-May 5. The applicant  
7 is Cyndy Trimmer, Esq., 1 Independent Drive, Suite 1200, Jacksonville,  
8 Florida 32202; (904) 807-0185.

9 **Section 3. Property Rezoned.** The Subject Property,  
10 pursuant to adopted companion Small-Scale Amendment L-5657-22C, is  
11 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)  
12 District to Planned Unit Development (PUD) District. This new PUD  
13 district shall generally permit light industrial uses and is  
14 described, shown and subject to the following documents, attached  
15 hereto:

16 **Exhibit 1** - Legal Description dated April 27, 2022.

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

18 **Exhibit 3** - Written Description dated August 16, 2022.

19 **Exhibit 4** - Site Plan dated March 30, 2022.

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

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

