

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-673**

5 AN ORDINANCE REZONING APPROXIMATELY 8.14± ACRES,
6 LOCATED IN COUNCIL DISTRICT 1 AT 0 EDENFIELD
7 ROAD, BETWEEN UNIVERSITY CLUB BOULEVARD NORTH
8 AND BOAT CLUB DRIVE (R.E. NO. 108986-0000), AS
9 DESCRIBED HEREIN, OWNED BY JWB REAL ESTATE
10 CAPITAL, LLC, FROM PLANNED UNIT DEVELOPMENT
11 (PUD) DISTRICT (1984-1404-771) TO PLANNED UNIT
12 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT UP
14 TO 46 TOWNHOMES WITH ASSOCIATED RECREATIONAL
15 USES, AS DESCRIBED IN THE EDENFIELD TOWNHOMES
16 PUD; PROVIDING A DISCLAIMER THAT THE REZONING
17 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
18 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
19 PROVIDING AN EFFECTIVE DATE.
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21 **WHEREAS,** JWB Real Estate Capital, LLC, the owner of
22 approximately 8.14± acres located in Council District 1 at 0 Edenfield
23 Road, between University Club Boulevard North and Boat Club Drive
24 (R.E. No. 108986-0000), as more particularly described in **Exhibit 1,**
25 dated July 25, 2022, and graphically depicted in **Exhibit 2,** both of
26 which are attached hereto (the "Subject Property"), has applied for
27 a rezoning and reclassification of that property from Planned Unit
28 Development (PUD) District (1984-1404-771) to Planned Unit
29 Development (PUD) District, as described in Section 1 below; and

30 **WHEREAS,** the Planning Commission has considered the application
31 and has rendered an advisory opinion; and

1 **WHEREAS**, the Land Use and Zoning Committee, after due notice and
2 public hearing, has made its recommendation to the Council; and

3 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
4 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives
5 and policies of the *2030 Comprehensive Plan*; and (3) is not in
6 conflict with any portion of the City's land use regulations; and

7 **WHEREAS**, the Council finds the proposed rezoning does not
8 adversely affect the orderly development of the City as embodied in
9 the Zoning Code; will not adversely affect the health and safety of
10 residents in the area; will not be detrimental to the natural
11 environment or to the use or development of the adjacent properties
12 in the general neighborhood; and will accomplish the objectives and
13 meet the standards of Section 656.340 (Planned Unit Development) of
14 the Zoning Code; now, therefore

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

16 **Section 1. Property Rezoned.** The Subject Property is
17 hereby rezoned and reclassified from Planned Unit Development (PUD)
18 District (1984-1404-771) to Planned Unit Development (PUD) District.
19 This new PUD district shall generally permit up to a maximum of 46
20 townhomes with associated recreational uses, and is described, shown
21 and subject to the following documents, attached hereto:

22 **Exhibit 1** - Legal Description dated July 25, 2022.

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

24 **Exhibit 3** - Written Description dated August 10, 2022.

25 **Exhibit 4** - Site Plan dated May 24, 2022.

26 **Section 2. Owner and Description.** The Subject Property
27 is owned by JWB Real Estate Capital, LLC and is legally described in
28 **Exhibit 1**, attached hereto. The applicant is Curtis Hart, 8051 Tara
29 Lane, Jacksonville, Florida 32216; (904) 993-5008.

30 **Section 3. Disclaimer.** The rezoning granted herein
31 shall not be construed as an exemption from any other applicable

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

11 **Section 4. Effective Date.** The enactment of this Ordinance
12 shall be deemed to constitute a quasi-judicial action of the City
13 Council and shall become effective upon signature by the Council
14 President and the Council Secretary.

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16 Form Approved:

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18 /s/ Mary E. Staffopoulos

19 Office of General Counsel

20 Legislation Prepared By: Bruce Lewis

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