

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2023-409**

5 AN ORDINANCE REZONING APPROXIMATELY 40.20±  
6 ACRES, LOCATED IN COUNCIL DISTRICT 12 AT 0  
7 PRITCHARD ROAD, 4868 JONES ROAD, 4876 JONES  
8 ROAD, 4882 JONES ROAD AND 4924 JONES ROAD,  
9 BETWEEN PRITCHARD ROAD AND JONES ROAD (R.E. NOS.  
10 003322-0500, 003369-0010, 003369-0020, 003369-  
11 0030 AND 003373-0010), AS DESCRIBED HEREIN,  
12 OWNED BY WESTLAKE LAND MANAGEMENT, INC.,  
13 ANASTASIA AND AUSTON LAFAVOR, ELIZABETH AND  
14 BRUCE C. ELLISON, ROSEMARY AND EDWARD E.  
15 JENKINS, III, AND CHARLES ELLISON, FROM  
16 AGRICULTURE (AGR) DISTRICT, RESIDENTIAL RURAL-  
17 ACRE (RR-ACRE) DISTRICT AND PLANNED UNIT  
18 DEVELOPMENT (PUD) DISTRICT (2007-394-E) TO  
19 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
20 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
21 PERMIT LIGHT INDUSTRIAL AND BUSINESS PARK USES,  
22 AND PROVIDE FOR LAND USE CONVERSIONS PURSUANT TO  
23 THE WESTLAKE DEVELOPMENT OF REGIONAL IMPACT  
24 (DRI) AS DESCRIBED IN THE WESTLAKE PUD, PURSUANT  
25 TO FUTURE LAND USE MAP SERIES (FLUMS) SMALL-  
26 SCALE AMENDMENT APPLICATION NUMBER L-5833-23C;  
27 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
28 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
29 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
30 EFFECTIVE DATE.  
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1           **WHEREAS**, the City of Jacksonville adopted a Small-Scale  
2 Amendment to the *2045 Comprehensive Plan* for the purpose of revising  
3 portions of the Future Land Use Map series (FLUMs) in order to ensure  
4 the accuracy and internal consistency of the plan, pursuant to  
5 companion application L-5833-23C; and

6           **WHEREAS**, in order to ensure consistency of zoning district with  
7 the *2045 Comprehensive Plan* and the adopted companion Small-Scale  
8 Amendment L-5833-23C, an application to rezone and reclassify from  
9 Agriculture (AGR) District, Residential Rural-Acre (RR-Acre) District  
10 and Planned Unit Development (PUD) District (2007-394-E) to Planned  
11 Unit Development (PUD) District was filed by Babette Ashley, Esq. on  
12 behalf of the owners of approximately 40.20± acres of certain real  
13 property in Council District 12, as more particularly described in  
14 Section 1; and

15           **WHEREAS**, the Planning and Development Department, in order to  
16 ensure consistency of this zoning district with the *2045 Comprehensive*  
17 *Plan*, has considered the rezoning and has rendered an advisory  
18 opinion; and

19           **WHEREAS**, the Planning Commission has considered the application  
20 and has rendered an advisory opinion; and

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

23           **WHEREAS**, the City Council, after due notice, held a public  
24 hearing, and taking into consideration the above recommendations as  
25 well as all oral and written comments received during the public  
26 hearings, the Council finds that such rezoning is consistent with the  
27 *2045 Comprehensive Plan* adopted under the comprehensive planning  
28 ordinance for future development of the City of Jacksonville; and

29           **WHEREAS**, the Council finds that the proposed PUD does not affect  
30 adversely the orderly development of the City as embodied in the  
31 *Zoning Code*; will not affect adversely the health and safety of

1 residents in the area; will not be detrimental to the natural  
2 environment or to the use or development of the adjacent properties  
3 in the general neighborhood; and the proposed PUD will accomplish the  
4 objectives and meet the standards of Section 656.340 (Planned Unit  
5 Development) of the *Zoning Code* of the City of Jacksonville; now,  
6 therefore

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

8 **Section 1. Subject Property Location and Description.** The  
9 approximately 40.20± acres are located in Council District 12 at 0  
10 Pritchard Road, 4868 Jones Road, 4876 Jones Road, 4882 Jones Road,  
11 and 4924 Jones Road, between Pritchard Road and Jones Road (R.E. Nos.  
12 003322-0500, 003369-0010, 003369-0020, 003369-0030 and 003373-0010),  
13 as more particularly described in **Exhibit 1**, dated May 22, 2023, and  
14 graphically depicted in **Exhibit 2**, both of which are attached hereto  
15 and incorporated herein by this reference (the "Subject Property").

16 **Section 2. Owner and Applicant Description.** The Subject  
17 Property is owned by Westlake Land Management, Inc., Anastasia and  
18 Auston Lafavor, Elizabeth and Bruce C. Ellison, Rosemary and Edward  
19 E. Jenkins, III, and Charles Ellison. The applicant is Babette  
20 Ashley, Esq., 5210 Belfort Road, Suite 400, Jacksonville, Florida  
21 32256; (904) 366-1500.

22 **Section 3. Property Rezoned.** The Subject Property,  
23 pursuant to adopted companion Small-Scale Amendment Application L-  
24 5833-23C, is hereby rezoned and reclassified from Agriculture (AGR)  
25 District, Residential Rural-Acre (RR-Acre) District, and Planned Unit  
26 Development (PUD) District (2007-394-E) to Planned Unit Development  
27 (PUD) District. This new PUD district shall generally permit light  
28 industrial and business park uses, and provide for land use  
29 conversions pursuant to the Westlake Development of Regional Impact  
30 (DRI), and is described, shown and subject to the following documents,  
31 attached hereto:

1 **Exhibit 1** - Legal Description dated May 22, 2023.

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

3 **Exhibit 3** - Written Description dated June 8, 2023.

4 **Exhibit 4** - Site Plan dated May 18, 2023.

5 **Section 4. Contingency.** This rezoning shall not become  
6 effective until thirty-one (31) days after adoption of the companion  
7 Small-Scale Amendment; and further provided that if the companion  
8 Small-Scale Amendment is challenged by the state land planning agency,  
9 this rezoning shall not become effective until the state land planning  
10 agency or the Administration Commission issues a final order  
11 determining the companion Small-Scale Amendment is in compliance with  
12 Chapter 163, *Florida Statutes*.

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

25 **Section 6. Effective Date.** The enactment of this Ordinance  
26 shall be deemed to constitute a quasi-judicial action of the City  
27 Council and shall become effective upon signature by the Council  
28 President and the Council Secretary.

1 Form Approved:

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3           /s/  Shannon K. Eller          

4 Office of General Counsel

5 Legislation Prepared By: Bruce Lewis

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