

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-230**

5 AN ORDINANCE REZONING APPROXIMATELY 10.22± ACRES  
6 LOCATED IN COUNCIL DISTRICT 10 AT 0 FRANCIS ROAD  
7 AND 0 WEST EDGEWOOD AVENUE, BETWEEN CLEVELAND  
8 ROAD AND EDGEWOOD AVENUE WEST (R.E. NOS.  
9 041449-0020 AND 041450-0010), AS DESCRIBED  
10 HEREIN, OWNED BY ST. JOHNS TRADING COMPANY, INC.,  
11 FROM COMMERCIAL, RESIDENTIAL AND OFFICE (CRO)  
12 DISTRICT AND COMMERCIAL COMMUNITY/GENERAL-1  
13 (CCG-1) DISTRICT TO PLANNED UNIT DEVELOPMENT  
14 (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER  
15 THE ZONING CODE, TO PERMIT UP TO 88 TOWNHOMES,  
16 AS DESCRIBED IN THE FRANCIS POINTE PUD; PROVIDING  
17 A DISCLAIMER THAT THE REZONING GRANTED HEREIN  
18 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
19 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
20 DATE.  
21

22 **WHEREAS**, St. Johns Trading Company, Inc., the owner of  
23 approximately 10.22± acres located in Council District 10 at 0 Francis  
24 Road and 0 West Edgewood Avenue, between Cleveland Road and Edgewood  
25 Avenue West (R.E. Nos. 041449-0020 and 041450-0010), as more  
26 particularly described in **Exhibit 1**, dated December 19, 2023, and  
27 graphically depicted in **Exhibit 2**, both of which are attached hereto  
28 (the "Subject Property"), has applied for a rezoning and  
29 reclassification of the Subject Property from Commercial, Residential  
30 and Office (CRO) District and Commercial Community/General-1 (CCG-1)  
31 District to Planned Unit Development (PUD) District, as described in

1 Section 1 below; and

2 **WHEREAS**, the Planning Commission, acting as the local planning  
3 agency, has reviewed the application and made an advisory  
4 recommendation to the Council; and

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

7 **WHEREAS**, the Council finds that such rezoning is: (1)  
8 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,  
9 objectives and policies of the *2045 Comprehensive Plan*; and (3) is  
10 not in conflict with any portion of the City's land use regulations;  
11 and

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

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

21 **Section 1. Property Rezoned.** The Subject Property is  
22 hereby rezoned and reclassified from Commercial, Residential and  
23 Office (CRO) District and Commercial Community/General-1 (CCG-1)  
24 District to Planned Unit Development (PUD) District. This new PUD  
25 district shall generally permit up to a maximum of 88 townhomes, and  
26 is described, shown and subject to the following documents, attached  
27 hereto:

28 **Exhibit 1** - Legal Description dated December 19, 2023.

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

30 **Exhibit 3** - Written Description dated February 8, 2024.

31 **Exhibit 4** - Site Plan dated January 4, 2024.

1           **Section 2.           Owner and Description.** The Subject Property is  
2 owned by St. Johns Trading Company, Inc., and is legally described  
3 in **Exhibit 1**, attached hereto. The applicant is Shalene Estes, 14785  
4 Old St. Augustine Road, Suite 300, Jacksonville, Florida 32258; (904)  
5 899-5948.

6           **Section 3.           Disclaimer.** The rezoning granted herein shall  
7 **not** be construed as an exemption from any other applicable local,  
8 state, or federal laws, regulations, requirements, permits or  
9 approvals. All other applicable local, state or federal permits or  
10 approvals shall be obtained before commencement of the development  
11 or use and issuance of this rezoning is based upon acknowledgement,  
12 representation and confirmation made by the applicant(s), owners(s),  
13 developer(s) and/or any authorized agent(s) or designee(s) that the  
14 subject business, development and/or use will be operated in strict  
15 compliance with all laws. Issuance of this rezoning does **not** approve,  
16 promote or condone any practice or act that is prohibited or  
17 restricted by any federal, state or local laws.

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

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23 Form Approved:

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25           /s/ Mary E. Staffopoulos          

26 Office of General Counsel

27 Legislation Prepared By: Connor Corrigan

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