

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2025-7**

5 AN ORDINANCE REZONING APPROXIMATELY 237.46±  
6 ACRES LOCATED IN COUNCIL DISTRICT 11 AT 0 PHILIPS  
7 HIGHWAY, 11374 ETOWN PARKWAY AND 11100 DOMAIN  
8 DRIVE, SOUTHWEST OF THE INTERSECTION OF I-295 AND  
9 SR9B (R.E. NO(S). 167871-0030, 168060-0260,  
10 168060-0270, 168060-0240, 168060-0250, 168060-  
11 0155, 167871-0050), AS DESCRIBED HEREIN, OWNED  
12 BY WESTLAND TIMBER, LLC AND AP ETDE, LLC, FROM  
13 COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1) DISTRICT  
14 TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
15 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
16 PERMIT OFFICE, INSTITUTIONAL, COMMERCIAL,  
17 MULTIPLE-FAMILY, ENTERTAINMENT, COMMUNICATION  
18 TOWERS AND RECREATIONAL USES, AS DESCRIBED IN THE  
19 E TOWN WEST PUD; PROVIDING A DISCLAIMER THAT THE  
20 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
21 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
22 PROVIDING AN EFFECTIVE DATE.  
23

24 **WHEREAS**, Westland Timber, LLC and AP ETDE, LLC, the owners of  
25 approximately 237.46± acres located in Council District 11 at 0  
26 Philips Highway, 11374 Etown Parkway and 11100 Domain Drive, southwest  
27 of the intersection of I-295 and SR9B (R.E. No(s). 167871-0030,  
28 168060-0260, 168060-0270, 168060-0240, 168060-0250, 168060-0155,  
29 167871-0050), as more particularly described in **Exhibit 1**, dated  
30 December 18, 2024, and graphically depicted in **Exhibit 2**, both of  
31 which are attached hereto (the "Subject Property"), has applied for

1 a rezoning and reclassification of the Subject Property from  
2 Commercial Community/General-1 (CCG-1) District to Planned Unit  
3 Development (PUD) District, as described in Section 1 below; and

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

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

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

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

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

23 **Section 1. Property Rezoned.** The Subject Property is  
24 hereby rezoned and reclassified from Commercial Community/General-1  
25 (CCG-1) District to Planned Unit Development (PUD) District. This new  
26 PUD district shall generally permit office, institutional,  
27 commercial, multiple-family, entertainment, communication towers and  
28 recreational uses and is described, shown and subject to the following  
29 documents, attached hereto:

30 **Exhibit 1** - Legal Description dated December 18, 2024.

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

1 **Exhibit 3** - Written Description dated December 20, 2024.

2 **Exhibit 4** - Site Plan dated December 18, 2024.

3 **Section 2. Owner and Description.** The Subject Property is  
4 owned by Westland Timber, LLC and AP ETDE, LLC, and is legally  
5 described in **Exhibit 1**, attached hereto. The applicant is Paul Harden,  
6 Esq., 1431 Riverplace Boulevard, Suite 901, Jacksonville, Florida  
7 32207; (904) 396-5731.

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

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

24  
25 Form Approved:

26           /s/ Dylan Reingold          

27 Office of General Counsel

28 Legislation Prepared By: Erin Abney

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