

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-834**

5 AN ORDINANCE REZONING APPROXIMATELY 2.74± ACRES,
6 LOCATED IN COUNCIL DISTRICT 8 AT 11044 PINE
7 ESTATES DRIVE AND 11100 PINE ESTATES DRIVE,
8 BETWEEN DUNN AVENUE AND ACORN PARK DRIVE NORTH
9 (R.E. NOS. 020588-0000 AND 020590-0000), AS
10 DESCRIBED HEREIN, OWNED BY H&H REAL ESTATE
11 INVESTING, LLC, FROM RESIDENTIAL RURAL-ACRE (RR-
12 ACRE) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
14 ZONING CODE, TO PERMIT SINGLE FAMILY RESIDENTIAL
15 USES, AS DESCRIBED IN THE PINES ESTATES PUD;
16 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
17 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
18 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
19 EFFECTIVE DATE.
20

21 **WHEREAS,** H&H Real Estate Investing, LLC, the owner of
22 approximately 2.74± acres, located in Council District 8 at 11044
23 Pine Estates Drive and 11100 Pine Estates Drive, between Dunn Avenue
24 and Acorn Park Drive North (R.E. Nos. 020588-0000 and 020590-0000),
25 as more particularly described in **Exhibit 1**, dated October 1, 2021,
26 and graphically depicted in **Exhibit 2**, both of which are **attached**
27 **hereto** (the "Subject Property"), have applied for a rezoning and
28 reclassification of that property from Residential Rural-Acre (RR-
29 ACRE) District to Planned Unit Development (PUD) District, as
30 described in Section 1 below; and

31 **WHEREAS,** the Planning Commission has considered the application

1 and has rendered an advisory opinion; and

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

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

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

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

17 **Section 1. Property Rezoned.** The Subject Property is
18 hereby rezoned and reclassified from Residential Rural-Acre (RR-ACRE)
19 District to Planned Unit Development (PUD) District. This new PUD
20 district shall generally permit single family residential uses, and
21 is described, shown and subject to the following documents, **attached**
22 **hereto:**

23 **Exhibit 1** - Legal Description dated October 1, 2021.

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

25 **Exhibit 3** - Written Description dated September 21, 2021.

26 **Exhibit 4** - Site Plan dated September 21, 2021.

27 **Section 2. Owner and Description.** The Subject Property
28 is owned by H&H Real Estate Investing, LLC, and is legally described
29 in **Exhibit 1, attached hereto.** The applicant is Janis Fleet, 11557
30 Hidden Harbor Way, Jacksonville, Florida 32223; (904) 666-7038.

31 **Section 3. Disclaimer.** The rezoning granted herein

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

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

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17 Form Approved:

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19 /s/ Mary E. Staffopoulos

20 Office of General Counsel

21 Legislation Prepared By: Bruce Lewis

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