

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-201**

5 AN ORDINANCE REZONING APPROXIMATELY 17.03± ACRES
6 LOCATED IN COUNCIL DISTRICT 12 AT 8714 LENOX
7 AVENUE, 1301 HAMMOND BOULEVARD AND 1305 HAMMOND
8 BOULEVARD, BETWEEN HAMMOND BOULEVARD AND ALTMAN
9 ROAD (R.E. NOS. 008756-0000, 008777-6000 AND
10 008779-0000), AS DESCRIBED HEREIN, OWNED BY
11 ROBERT E. LALLY, PATRICIA P. WALTON, BRUCE E.
12 STUTSMAN, SUSAN E. STUTSMAN AND THELMA J.
13 LALONDE, FROM RESIDENTIAL RURAL-ACRE (RR-ACRE)
14 DISTRICT TO RESIDENTIAL LOW DENSITY-40 (RLD-40)
15 DISTRICT AND RESIDENTIAL LOW DENSITY-50 (RLD-50)
16 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
17 ZONING CODE; PROVIDING A DISCLAIMER THAT THE
18 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
19 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
20 PROVIDING AN EFFECTIVE DATE.
21

22 **WHEREAS,** Robert E. Lally, Patricia P. Walton, Bruce E.
23 Stutsman, Susan E. Stutsman and Thelma J. Lalonde, the owners of
24 approximately 17.03± acres located in Council District 12 at 8714
25 Lenox Avenue, 1301 Hammond Boulevard and 1305 Hammond Road, between
26 Hammond Boulevard and Altman Road (R.E. Nos. 008756-0000, 008777-6000
27 and 008779-0000), as more particularly described in **Exhibit 1**, dated
28 February 7, 2022, and graphically depicted in **Exhibit 2**, both of
29 which are **attached hereto** (the "Subject Property"), has applied for
30 a rezoning and reclassification of the Subject Property from
31 Residential Rural-Acre (RR-Acre) District to Residential Low Density-

1 40 (RLD-40) District and Residential Low Density-50 (RLD-50)
2 District; and

3 **WHEREAS**, the Planning and Development Department has considered
4 the application and has rendered an advisory recommendation; and

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

8 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due
9 notice, held a public hearing and made its recommendation to the
10 Council; and

11 **WHEREAS**, taking into consideration the above recommendations and
12 all other evidence entered into the record and testimony taken at the
13 public hearings, the Council finds that such rezoning: (1) is
14 consistent with the *2030 Comprehensive Plan*; (2) furthers the goals,
15 objectives and policies of the *2030 Comprehensive Plan*; and (3) is
16 not in conflict with any portion of the City's land use regulations;
17 now, therefore

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

19 **Section 1. Property Rezoned.** The Subject Property is
20 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)
21 District to to Residential Low Density-40 (RLD-40) District and
22 Residential Low Density-50 (RLD-50) District, as defined and
23 classified under the Zoning Code, City of Jacksonville, Florida.

24 **Section 2. Owner and Description.** The Subject Property is
25 owned by Robert E. Lally, Patricia P. Walton, Bruce E. Stutsman,
26 Susan E. Stutsman and Thelma J. Lalonde, and is described in **Exhibit**
27 **1, attached hereto.** The applicant is T.R. Hainline, Esq., 1301
28 Riverplace Boulevard, Jacksonville, Florida 32207; (904) 346-5531.

29 **Section 3. Disclaimer.** The rezoning granted herein shall
30 **not** be construed as an exemption from any other applicable local,
31 state, or federal laws, regulations, requirements, permits or

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

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

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15 Form Approved:

16
17 /s/ Mary E. Staffopoulos

18 Office of General Counsel

19 Legislation Prepared By: Erin Abney

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