

Introduced and amended by the Land Use and Zoning Committee:

ORDINANCE 2025-129-E

AN ORDINANCE REZONING APPROXIMATELY 4.20± ACRES
LOCATED IN COUNCIL DISTRICT 8 AT 0 PECAN PARK
ROAD AND 0 MASON LAKES DRIVE, BETWEEN PECAN PARK
ROAD AND MASON LAKES DRIVE (R.E. NO(S). 108114-
0060, 108114-0110 AND 108116 0500), AS DESCRIBED
HEREIN, OWNED BY NILAY PATEL, FROM AGRICULTURE
(AGR) DISTRICT AND PLANNED UNIT DEVELOPMENT (PUD)
DISTRICT (2003-1218-E) TO PLANNED UNIT
DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
CLASSIFIED UNDER THE ZONING CODE, TO PERMIT A
MAXIMUM OF 72 MULTI-FAMILY DWELLING UNITS, AS
DESCRIBED IN THE PECAN PARK COMMUNITY HOMES PUD,
PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS)
SMALL-SCALE AMENDMENT APPLICATION NUMBER L-6015-
25C; PUD SUBJECT TO CONDITION; PROVIDING A
DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Jacksonville adopted a Small-Scale
Amendment to the *2045 Comprehensive Plan* for the purpose of revising
portions of the Future Land Use Map series (FLUMs) in order to ensure
the accuracy and internal consistency of the plan, pursuant to the
companion land use application L-6015-25C; and

WHEREAS, in order to ensure consistency of zoning district
with the *2045 Comprehensive Plan* and the adopted companion Small-Scale
Amendment L-6015-25C, an application to rezone and reclassify from

1 Agriculture (AGR) and Planned Unit Development (PUD) District (2003-
2 1218-E) to Planned Unit Development (PUD) District was filed by Nilay
3 Patel, owner of approximately 4.20± acres of certain real property
4 in Council District 8, as more particularly described in Section 1
5 below; and

6 **WHEREAS,** the Planning and Development Department, in order to
7 ensure consistency of this zoning district with the *2045 Comprehensive*
8 *Plan*, has considered the rezoning and has rendered an advisory
9 opinion; and

10 **WHEREAS,** the Planning Commission has considered the
11 application and has rendered an advisory opinion; and

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

15 **WHEREAS,** the City Council, after due notice, held a public
16 hearing, and taking into consideration the above recommendations as
17 well as all oral and written comments received during the public
18 hearings, the Council finds that such rezoning is consistent with the
19 *2045 Comprehensive Plan* adopted under the comprehensive planning
20 ordinance for future development of the City of Jacksonville; and

21 **WHEREAS,** based on the staff report of the Planning and
22 Development Department and other competent and substantial evidence
23 received at the public hearings, the Council finds that the proposed
24 PUD does not affect adversely the orderly development of the City as
25 embodied in the *Zoning Code*; will not affect adversely the health and
26 safety of residents in the area; will not be detrimental to the
27 natural environment or to the use or development of the adjacent
28 properties in the general neighborhood; and the proposed PUD will
29 accomplish the objectives and meet the standards of Section 656.340
30 (Planned Unit Development) of the *Zoning Code* of the City of
31 Jacksonville; now therefore

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

Section 1. Subject Property Location and Description. The approximately 4.20± acres are located in Council District 8 at 0 Pecan Park Road and 0 Mason Lakes Drive, between Pecan Park Road and Mason Lakes Drive (R.E. No(s). 108114-0060, 108114-0110 and 108116-0500), as more particularly described in **Exhibit 1**, dated December 3, 2024, and graphically depicted in **Exhibit 2**, both of which are attached hereto and incorporated herein by this reference (the "Subject Property").

Section 2. Owner and Applicant Description. The Subject Property is owned by Nilay Patel. The applicant is Nilay Patel, 13200 International Airport Boulevard, Jacksonville, Florida, 32218; (847) 890-1252.

Section 3. Property Rezoned. The Subject Property, pursuant to adopted companion Small-Scale Amendment L-6015-25C, is hereby rezoned and reclassified from Agriculture (AGR) District and Planned Unit Development (PUD) District (2003-1218-E) to Planned Unit Development (PUD) District. This new PUD district shall generally permit a maximum of 72 multi-family dwelling units, and is described, shown and subject to the following documents, attached hereto:

Exhibit 1 - Legal Description dated December 3, 2024.

Exhibit 2 - Subject Property Map (prepared by P&DD).

Exhibit 3 - Written Description dated December 2, 2024.

Revised Exhibit 4 - Revised Site Plan dated April 15, 2025.

Section 4. Rezoning Approved Subject to Condition. This rezoning is approved subject to the following condition. Such condition shall control over the Written Description and the Site Plan and may only be amended through a rezoning:

- (1) The development shall provide an 8-foot vinyl fence along the western property boundary adjacent to all existing single-family dwellings as depicted on **Revised Exhibit 4**.

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

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

21 **Section 7. Effective Date.** The enactment of this Ordinance
22 shall be deemed to constitute a quasi-judicial action of the City
23 Council and shall become effective upon signature by the Council
24 President and the Council Secretary.

25
26 Form Approved:

27
28 /s/ Dylan Reingold

29 Office of General Counsel

30 Legislation Prepared By: Erin Abney

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