

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2021-744**

5 AN ORDINANCE REZONING APPROXIMATELY 11.82±  
6 ACRES, LOCATED IN COUNCIL DISTRICT 2 AT 0 KIRK  
7 ROAD, 220 RUSSELL AVENUE AND 248 RUSSELL AVENUE,  
8 BETWEEN KIRK ROAD AND RUSSELL AVENUE (R.E. NOS.  
9 108316-0000, 108315-0250, 108265-0050 AND  
10 108265-0100), AS DESCRIBED HEREIN, OWNED BY  
11 DAVID KEITH JENNINGS, RAYMOND DOUGLAS JENNINGS,  
12 ROGER B. SCHLESIER, DIANA SANDBERG AND ANDREA M.  
13 SCHLESIER, FROM RESIDENTIAL LOW DENSITY-100A  
14 (RLD-100A) DISTRICT TO PLANNED UNIT DEVELOPMENT  
15 (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER  
16 THE ZONING CODE, TO PERMIT SINGLE FAMILY  
17 RESIDENTIAL USES, AS DESCRIBED IN THE KIRK  
18 RUSSELL ROAD PUD; PROVIDING A DISCLAIMER THAT  
19 THE REZONING GRANTED HEREIN SHALL NOT BE  
20 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
21 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
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23 **WHEREAS**, David Keith Jennings, Raymond Douglas Jennings, Roger  
24 B. Schlesier, Diana Sandberg, and Andrea M. Schlesier, the owners of  
25 approximately 11.82± acres, located in Council District 2 at 0 Kirk  
26 Road, 220 Russell Avenue and 248 Russell Avenue, between Kirk Road  
27 and Russell Avenue (R.E. Nos. 108316-0000, 108315-0250, 108265-0050  
28 and 108265-0100), as more particularly described in **Exhibit 1**, dated  
29 May 21, 2021, and graphically depicted in **Exhibit 2**, both of which  
30 are **attached hereto** (the "Subject Property"), have applied for a  
31 rezoning and reclassification of that property from Residential Low

1 Density-100A (RLD-100A) District to Planned Unit Development (PUD)  
2 District, as described in Section 1 below; and

3 **WHEREAS**, the Planning Commission has considered the application  
4 and has rendered an advisory opinion; and

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

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

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

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

20 **Section 1. Property Rezoned.** The Subject Property is  
21 hereby rezoned and reclassified from Residential Low Density-100A  
22 (RLD-100A) District to Planned Unit Development (PUD) District. This  
23 new PUD district shall generally permit single family residential  
24 uses, and is described, shown and subject to the following documents,  
25 **attached hereto:**

26 **Exhibit 1** - Legal Description dated May 21, 2021.

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

28 **Exhibit 3** - Written Description dated September 2, 2021.

29 **Exhibit 4** - Site Plan dated June 20, 2021.

30 **Section 2. Owner and Description.** The Subject Property  
31 is owned by David Keith Jennings, Raymond Douglas Jennings, Roger B.

1 Schlesier, Diana Sandberg, and Andrea M. Schlesier, and is legally  
2 described in **Exhibit 1, attached hereto**. The applicant is Paul M.  
3 Harden, Esq., 1431 Riverplace Boulevard, Suite 901, Jacksonville,  
4 Florida 32207; (904) 396-5731.

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

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

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22 Form Approved:

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24           /s/ Mary E. Staffopoulos          

25 Office of General Counsel

26 Legislation Prepared By: Kaysie Cox

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