

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-749-E**

5 AN ORDINANCE REZONING APPROXIMATELY 1.25± ACRES
6 LOCATED IN COUNCIL DISTRICT 8 AT 0 WEST PINE
7 ESTATES ROAD, BETWEEN PINE ESTATES DRIVE AND PINE
8 ESTATES ROAD WEST (R.E. NO. 020533-0010), OWNED
9 BY AMERICAN CLASSIC HOMES, LLC, AS DESCRIBED
10 HEREIN, FROM COMMERCIAL OFFICE (CO) DISTRICT TO
11 RESIDENTIAL LOW DENSITY-100B (RLD-100B)
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
13 ZONING CODE, PURSUANT TO FUTURE LAND USE MAP
14 SERIES SMALL-SCALE AMENDMENT APPLICATION NUMBER
15 L-5869-23C; PROVIDING A DISCLAIMER THAT THE
16 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
17 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
18 PROVIDING AN EFFECTIVE DATE.
19

20 **WHEREAS**, the City of Jacksonville adopted a Small-Scale
21 Amendment to the *2045 Comprehensive Plan* for the purpose of revising
22 portions of the Future Land Use Map series (FLUMs) in order to ensure
23 the accuracy and internal consistency of the plan, pursuant to
24 companion application L-5869-23C; and

25 **WHEREAS**, in order to ensure consistency of zoning district with
26 the *2045 Comprehensive Plan* and the adopted companion Small-Scale
27 Amendment L-5869-23C, an application to rezone and reclassify from
28 Commercial Office (CO) District to Residential Low Density-100B (RLD-
29 100B) District was filed by Hunter Faulkner, Esq. on behalf of the
30 owner of approximately 1.25± acres of certain real property in Council
31 District 8, as more particularly described in Section 1; and

1 **WHEREAS**, the Planning and Development Department, in order to
2 ensure consistency of this zoning district with the *2045 Comprehensive*
3 *Plan*, has considered the rezoning and has rendered an advisory
4 opinion; and

5 **WHEREAS**, the Planning Commission has considered the application
6 and has rendered an advisory opinion; and

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

10 **WHEREAS**, the City Council, after due notice, held a public
11 hearing, and taking into consideration the above recommendations as
12 well as all oral and written comments received during the public
13 hearings, the Council finds that such rezoning is consistent with the
14 *2045 Comprehensive Plan* adopted under the comprehensive planning
15 ordinance for future development of the City of Jacksonville; now,
16 therefore

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

18 **Section 1. Subject Property Location and Description.** The
19 approximately 1.25± acres are located in Council District 8 at 0 West
20 Pine Estates Road, between Pine Estates Drive and Pine Estates Road
21 West (R.E. No. 020533-0010), as more particularly described in **Exhibit**
22 **1**, dated August 10, 2023, and graphically depicted in **Exhibit 2**, both
23 of which are attached hereto and incorporated herein by this reference
24 (the "Subject Property").

25 **Section 2. Owner and Applicant Description.** The Subject
26 Property is owned by American Classic Homes, LLC. The applicant is
27 Hunter Faulkner, Esq., One Independent Drive, Suite 1400,
28 Jacksonville, Florida 32202; (904) 389-0050.

29 **Section 3. Property Rezoned.** The Subject Property,
30 pursuant to adopted companion Small-Scale Amendment Application L-
31 5869-23C, is hereby rezoned and reclassified from Commercial Office

