

1 Introduced by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2024-664**

5 AN ORDINANCE REZONING APPROXIMATELY 2.00± ACRES
6 LOCATED IN COUNCIL DISTRICT 12 AT 7827 JONES RD.,
7 ON THE SOUTHEAST CORNER OF JONES RD. AND GARDEN
8 ST. (R.E. NO(S). 002893-0040), AS DESCRIBED
9 HEREIN, OWNED BY DAVID WAYNE ESTES, FROM
10 AGRICULTURE (AGR) DISTRICT TO PLANNED UNIT
11 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
12 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
13 OUTSIDE STORAGE USES, AS DESCRIBED IN THE JONES
14 RD RV & BOAT STORAGE PUD, PURSUANT TO FUTURE LAND
15 USE MAP SERIES (FLUMS) SMALL-SCALE AMENDMENT
16 APPLICATION NUMBER L-5963-24C; PROVIDING A
17 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
18 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
19 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
20

21 **WHEREAS**, the City of Jacksonville adopted a Small-Scale
22 Amendment to the *2045 Comprehensive Plan* for the purpose of revising
23 portions of the Future Land Use Map series (FLUMs) in order to ensure
24 the accuracy and internal consistency of the plan, pursuant to the
25 companion land use application L-5963-24C; and

26 **WHEREAS**, in order to ensure consistency of zoning district
27 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale
28 Amendment L-5963-24C, an application to rezone and reclassify from
29 Agriculture (AGR) District to Planned Unit Development (PUD) District
30 was filed by Sheila Estes, on behalf of David Wayne Estes, owner of
31 approximately 2.00± acres of certain real property in Council District

1 12, as more particularly described in Section 1 below; and

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

6 **WHEREAS**, the Planning Commission has considered the
7 application and has rendered an advisory opinion; 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**, the City Council, after due notice, held a public
12 hearing, and taking into consideration the above recommendations as
13 well as all oral and written comments received during the public
14 hearings, the Council finds that such rezoning is consistent with the
15 *2045 Comprehensive Plan* adopted under the comprehensive planning
16 ordinance for future development of the City of Jacksonville; and

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

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

29 **Section 1. Subject Property Location and Description.** The
30 approximately 2.00± acres are located in Council District 12 at 7827
31 Jones Road, on the southeast corner of Jones Road and Garden Street

1 (R.E. No(s). 002893-0040), as more particularly described in **Exhibit**
2 **1**, dated May 6, 2024, and graphically depicted in **Exhibit 2**, both of
3 which are attached hereto and incorporated herein by this reference
4 (the "Subject Property").

5 **Section 2. Owner and Applicant Description.** The Subject
6 Property is owned by David Wayne Estes. The applicant is Sheila Estes,
7 8637 Andaloma Street, Jacksonville, FL, 32211; (239) 292-0726.

8 **Section 3. Property Rezoned.** The Subject Property,
9 pursuant to adopted companion Small-Scale Amendment L-5963-24C, is
10 hereby rezoned and reclassified from Agriculture (AGR) District to
11 Planned Unit Development (PUD) District. This new PUD district shall
12 generally permit outside storage uses, and is described, shown and
13 subject to the following documents, attached hereto:

14 **Exhibit 1** - Legal Description dated May 6, 2024.

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

16 **Exhibit 3** - Written Description dated August 1, 2024.

17 **Exhibit 4** - Site Plan dated May 15, 2024.

18 **Section 7. Contingency.** This rezoning shall not become
19 effective until thirty-one (31) days after adoption of the companion
20 Small-Scale Amendment; and further provided that if the companion
21 Small-Scale Amendment is challenged by the state land planning agency,
22 this rezoning shall not become effective until the state land planning
23 agency or the Administration Commission issues a final order
24 determining the companion Small-Scale Amendment is in compliance with
25 Chapter 163, *Florida Statutes*.

26 **Section 8. Disclaimer.** The rezoning granted herein shall
27 not be construed as an exemption from any other applicable local,
28 state, or federal laws, regulations, requirements, permits or
29 approvals. All other applicable local, state or federal permits or
30 approvals shall be obtained before commencement of the development
31 or use, and issuance of this rezoning is based upon acknowledgement,

1 representation and confirmation made by the applicant(s), owner(s),
2 developer(s) and/or any authorized agent(s) or designee(s) that the
3 subject business, development and/or use will be operated in strict
4 compliance with all laws. Issuance of this rezoning does not approve,
5 promote or condone any practice or act that is prohibited or
6 restricted by any federal, state or local laws.

7 **Section 9. Effective Date.** The enactment of this Ordinance
8 shall be deemed to constitute a quasi-judicial action of the City
9 Council and shall become effective upon signature by the Council
10 President and the Council Secretary.

11
12 Form Approved:

13
14 /s/ Dylan Reingold

15 Office of General Counsel

16 Legislation Prepared By: Kaysie Cox

17 GC-#1643518-v1-2024-664.docx