

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2024-670**

5 AN ORDINANCE REZONING APPROXIMATELY 33.10±
6 ACRES, LOCATED IN COUNCIL DISTRICT 8 AT 0, 16485
7 AND 16535 MAIN STREET N., BETWEEN POND RUN LANE
8 AND YELLOW BLUFF ROAD (R.E. NO(S). 108195-0000,
9 108194-0000, 108096-0000, 108098-0000 AND
10 108415-0200), AS DESCRIBED HEREIN, OWNED BY
11 JOSEPH G, LLC, SARAH MCNAIR, VISION BAPTIST
12 CHURCH, INC., FLA TRUST SERVICES, LLC AS TRUSTEE
13 OF FLORIDA LAND TRUST AND CAREN E. FELKER, PAUL
14 J. FELKER AND ROBERT S. FELKER, AS TRUSTEES OF
15 THE SESSIONS FAMILY TRUST, FROM RESIDENTIAL
16 RURAL-ACRE (RR-ACRE) DISTRICT AND PLANNED UNIT
17 DEVELOPMENT (PUD) DISTRICT (2022-198-E) TO
18 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
19 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
20 PERMIT SINGLE-FAMILY RESIDENTIAL USES, AS
21 DESCRIBED IN THE NORTH MAIN STREET PUD, PURSUANT
22 TO FUTURE LAND USE MAP SERIES (FLUMS) SMALL-
23 SCALE AMENDMENT APPLICATION NUMBER L-5951-24C;
24 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
25 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
26 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
27 EFFECTIVE DATE.
28

29 **WHEREAS**, the City of Jacksonville adopted a Small-Scale
30 Amendment to the *2045 Comprehensive Plan* for the purpose of revising
31 portions of the Future Land Use Map series (FLUMs) in order to ensure

1 the accuracy and internal consistency of the plan, pursuant to
2 companion application L-5951-24C; and

3 **WHEREAS**, in order to ensure consistency of zoning district
4 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale
5 Amendment L-5951-24C, an application to rezone and reclassify from
6 Residential Rural-Acre (RR-Acre) District and Planned Unit
7 Development (PUD) District (2022-198-E) to Planned Unit Development
8 (PUD) District was filed by Curtis Hart on behalf of the owners of
9 approximately 33.10± acres of certain real property in Council
10 District 8, as more particularly described in Section 1; and

11 **WHEREAS**, the Planning and Development Department, in order to
12 ensure consistency of this zoning district with the *2045 Comprehensive*
13 *Plan*, has considered the rezoning and has rendered an advisory
14 opinion; and

15 **WHEREAS**, the Planning Commission has considered the
16 application and has rendered an advisory opinion; and

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

19 **WHEREAS**, the City Council, after due notice, held a public
20 hearing, and taking into consideration the above recommendations as
21 well as all oral and written comments received during the public
22 hearings, the Council finds that such rezoning is consistent with the
23 *2045 Comprehensive Plan* adopted under the comprehensive planning
24 ordinance for future development of the City of Jacksonville; and

25 **WHEREAS**, the Council finds that the proposed PUD does not
26 affect adversely the orderly development of the City as embodied in
27 the *Zoning Code*; will not affect adversely the health and safety of
28 residents in the area; will not be detrimental to the natural
29 environment or to the use or development of the adjacent properties
30 in the general neighborhood; and the proposed PUD will accomplish the
31 objectives and meet the standards of Section 656.340 (Planned Unit

1 Development) of the *Zoning Code* of the City of Jacksonville; now
2 therefore

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

4 **Section 1. Subject Property Location and Description.** The
5 approximately 33.10± acres are located in Council District 8 at 0,
6 16485 and 16535 Main Street N., between Pond Run Lane and Yellow
7 Bluff Road (R.E. No(s). 108195-0000, 108194-0000, 108096-0000,
8 108098-0000 and 108415-0200), as more particularly described in
9 **Exhibit 1**, dated June 5, 2024, and graphically depicted in **Exhibit**
10 **2**, both of which are attached hereto and incorporated herein by this
11 reference (the "Subject Property").

12 **Section 2. Owner and Applicant Description.** The Subject
13 Property is owned by Joseph G, LLC, Sarah McNair, Vision Baptist
14 Church, Inc. and Fla Trust Services, LLC as Trustee of Florida Land
15 Trust and Caren E. Felker, Paul J. Felker and Robert S. Felker as
16 Trustees of the Sessions Family Trust. The applicant is Curtis Hart,
17 8051 Tara Lane, Jacksonville, Florida, 32216; (904) 993-5008.

18 **Section 3. Property Rezoned.** The Subject Property,
19 pursuant to adopted companion Small-Scale Amendment Application
20 L-5951-24C, is hereby rezoned and reclassified from Residential
21 Rural-Acre (RR-Acre) District and Planned Unit Development (PUD)
22 District (2022-198-E) to Planned Unit Development (PUD) District.
23 This new PUD district shall generally permit single-family
24 residential uses, and is described, shown and subject to the following
25 documents, attached hereto:

26 **Exhibit 1** - Legal Description dated June 5, 2024.

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

28 **Exhibit 3** - Written Description dated July 23, 2024.

29 **Exhibit 4** - Site Plan dated July 3, 2024.

30 **Section 4. Contingency.** This rezoning shall not become
31 effective until thirty-one (31) days after adoption of the companion

1 Small-Scale Amendment; and further provided that if the companion
2 Small-Scale Amendment is challenged by the state land planning agency,
3 this rezoning shall not become effective until the state land planning
4 agency or the Administration Commission issues a final order
5 determining the companion Small-Scale Amendment is in compliance with
6 Chapter 163, *Florida Statutes*.

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

19 **Section 6. Effective Date.** The enactment of this Ordinance
20 shall be deemed to constitute a quasi-judicial action of the City
21 Council and shall become effective upon signature by the Council
22 President and the Council Secretary.

23
24 Form Approved:

25
26 /s/ Dylan Reingold

27 Office of General Counsel

28 Legislation Prepared By: Bruce Lewis

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