

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

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

