

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-307**

5 AN ORDINANCE REZONING APPROXIMATELY 17.04±
6 ACRES, LOCATED IN COUNCIL DISTRICT 6 AT 3320
7 O'CONNOR ROAD, BETWEEN CATTAIL DRIVE SOUTH AND
8 HAGAN GRANT LANE (R.E. NO. 159096-0000), AS
9 DESCRIBED HEREIN, OWNED BY THE CONRAD AND
10 MELISSA WEIHNACHT REVOCABLE FAMILY LIVING TRUST,
11 FROM RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT
12 TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
14 PERMIT SINGLE FAMILY RESIDENTIAL USES, AS
15 DESCRIBED IN THE MELCON FARMS PUD; PROVIDING A
16 DISCLAIMER THAT THE REZONING GRANTED HEREIN
17 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
18 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
19 DATE.
20

21 **WHEREAS**, the Conrad and Melissa Weihnacht Revocable Family
22 Living Trust, the owner of approximately 17.04± acres, located in
23 Council District 6 at 3320 O'Connor Road, between Cattail Drive South
24 and Hagan Grant Lane (R.E. No. 159096-0000), as more particularly
25 described in **Exhibit 1**, dated March 12, 2020, and graphically depicted
26 in **Exhibit 2**, both of which are **attached hereto** (Subject Property),
27 has applied for a rezoning and reclassification of that property from
28 Residential Rural-Acre (RR-Acre) District to Planned Unit Development
29 (PUD) District, as described in Section 1 below; and

30 **WHEREAS**, the Planning Commission has considered the application
31 and has rendered an advisory opinion; and

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

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

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

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

16 **Section 1. Property Rezoned.** The Subject Property is
17 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)
18 District to Planned Unit Development (PUD) District. This new PUD
19 district shall generally permit single family residential uses, and
20 is described, shown and subject to the following documents, **attached**
21 **hereto:**

22 **Exhibit 1** - Legal Description dated March 12, 2020.

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

24 **Exhibit 3** - Written Description dated April 24, 2020.

25 **Exhibit 4** - Site Plan dated April 16, 2020.

26 **Section 2. Owner and Description.** The Subject Property
27 is owned by the Conrad and Melissa Weihnacht Revocable Family Living
28 Trust, and is legally described in **Exhibit 1, attached hereto.** The
29 agent is Fred Atwill, 9001 Forest Acres Lane, Jacksonville, Florida
30 32234; (904) 610-8975.

31 **Section 3. Disclaimer.** The rezoning granted herein

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

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

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17 Form Approved:

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19 /s/ Shannon K. Eller

20 Office of General Counsel

21 Legislation Prepared By: Arimus Wells

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