

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

4 **ORDINANCE 2020-307-E**

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 **Revised Exhibit 3** - Revised Written Description dated October 28,
25 2020.

26 **Revised Exhibit 4** - Revised Site Plan dated October 15, 2020.

27 **Section 2. Owner and Description.** The Subject Property
28 is owned by the Conrad and Melissa Weihnacht Revocable Family Living
29 Trust, and is legally described in **Exhibit 1, attached hereto.** The
30 agent is Fred Atwill, 9001 Forest Acres Lane, Jacksonville, Florida
31 32234; (904) 610-8975.

