

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2022-900**

5 AN ORDINANCE REZONING APPROXIMATELY 1.30± ACRES,  
6 LOCATED IN COUNCIL DISTRICT 10 AT 4829 FIRESTONE  
7 ROAD, BETWEEN FIRESTONE ROAD AND INTERSTATE-295  
8 (R.E. NO. 014288-0000), AS DESCRIBED HEREIN,  
9 OWNED BY DONNA FENCHEL AND RICHARD FENCHEL, FROM  
10 RESIDENTIAL MEDIUM DENSITY-A (RMD-A) DISTRICT TO  
11 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
13 PERMIT SINGLE-FAMILY RESIDENTIAL USES, AS  
14 DESCRIBED IN THE VILLAGES OF HOPE PUD; PROVIDING  
15 A DISCLAIMER THAT THE REZONING GRANTED HEREIN  
16 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
17 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
18 DATE.

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20 **WHEREAS**, Donna Fenchel and Richard Fenchel, the owners of  
21 approximately 1.30± acres located in Council District 10 at 4829  
22 Firestone Road, between Firestone Road and Interstate-295 (R.E. No.  
23 014288-0000), as more particularly described in **Exhibit 1**, dated July  
24 7, 2022, and graphically depicted in **Exhibit 2**, both of which are  
25 attached hereto (the "Subject Property"), have applied for a rezoning  
26 and reclassification of the Subject Property from Residential Medium  
27 Density-A (RMD-A) District to Planned Unit Development (PUD)  
28 District, as described in Section 1 below; and

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

31 **WHEREAS**, the Land Use and Zoning Committee, after due notice and

1 public hearing, has made its recommendation to the Council; and

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

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

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

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

21 **Exhibit 1** - Legal Description dated July 7, 2022.

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

23 **Exhibit 3** - Written Description dated October 16, 2022.

24 **Exhibit 4** - Site Plan dated October 13, 2022.

25 **Section 2. Owner and Applicant Description.** The Subject  
26 Property is owned by Donna Fenchel and Richard Fenchel and is legally  
27 described in **Exhibit 1**, attached hereto. The applicant is Wyman  
28 Duggan, Esq., 1301 Riverplace Boulevard, Suite 1500, Jacksonville,  
29 Florida 32207; (904) 398-3911.

30 **Section 3. Disclaimer.** The rezoning granted herein  
31 shall not be construed as an exemption from any other applicable

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

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

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16 Form Approved:

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18           /s/ Mary E. Staffopoulos          

19 Office of General Counsel

20 Legislation Prepared By: Connor Corrigan

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