

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2024-10**

5 AN ORDINANCE REZONING APPROXIMATELY 3.04± ACRES,
6 LOCATED IN COUNCIL DISTRICT 14 AT 6315 OLD
7 WESCONNETT BOULEVARD, BETWEEN 118TH STREET AND
8 WESCONNETT BOULEVARD (R.E. NO. 097881-0000), AS
9 DESCRIBED HEREIN, OWNED BY DOLITA PASANEN SZUCH,
10 FROM RESIDENTIAL-RURAL ACRE (RR-ACRE) DISTRICT
11 TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
13 PERMIT UP TO 48 TOWNHOMES, AS DESCRIBED IN THE
14 OLD WESCONNETT TOWNHOMES PUD, PURSUANT TO FUTURE
15 LAND USE MAP SERIES (FLUMS) SMALL-SCALE
16 AMENDMENT APPLICATION NUMBER L-5878-23C;
17 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
18 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
19 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
20 EFFECTIVE DATE.
21

22 **WHEREAS**, the City of Jacksonville adopted a Small-Scale
23 Amendment to the *2045 Comprehensive Plan* for the purpose of revising
24 portions of the Future Land Use Map series (FLUMs) in order to ensure
25 the accuracy and internal consistency of the plan, pursuant to
26 companion application L-5878-23C; and

27 **WHEREAS**, in order to ensure consistency of zoning district
28 with the *2045 Comprehensive Plan* and the adopted companion Small-
29 Scale Amendment L-5878-23C, an application to rezone and reclassify
30 from Residential-Rural Acre (RR-Acre) District to Planned Unit
31 Development (PUD) District was filed by Curtis Hart on behalf of the

1 owner of approximately 3.04± acres of certain real property in Council
2 District 14, as more particularly described in Section 1; and

3 **WHEREAS,** the Planning and Development Department, in order to
4 ensure consistency of this zoning district with the *2045 Comprehensive*
5 *Plan*, has considered the rezoning and has rendered an advisory
6 opinion; and

7 **WHEREAS,** the Planning Commission has considered the
8 application and has rendered an advisory opinion; and

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

11 **WHEREAS,** the City Council, after due notice, held a public
12 hearing, and taking into consideration the above recommendations as
13 well as all oral and written comments received during the public
14 hearings, the Council finds that such rezoning is consistent with the
15 *2045 Comprehensive Plan* adopted under the comprehensive planning
16 ordinance for future development of the City of Jacksonville; and

17 **WHEREAS,** the Council finds that the proposed PUD does not
18 affect adversely the orderly development of the City as embodied in
19 the *Zoning Code*; will not affect adversely the health and safety of
20 residents in the area; will not be detrimental to the natural
21 environment or to the use or development of the adjacent properties
22 in the general neighborhood; and the proposed PUD will accomplish the
23 objectives and meet the standards of Section 656.340 (Planned Unit
24 Development) of the *Zoning Code* of the City of Jacksonville; now
25 therefore

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

27 **Section 1. Subject Property Location and Description.** The
28 approximately 3.04± acres are located in Council District 14 at 6315
29 Old Wesconnett Boulevard, between 118th Street and Wesconnett
30 Boulevard (R.E. No. 097881-0000), as more particularly described in
31 **Exhibit 1**, dated October 16, 2023, and graphically depicted in **Exhibit**

1 2, both of which are attached hereto and incorporated herein by this
2 reference (the "Subject Property").

3 **Section 2. Owner and Applicant Description.** The Subject
4 Property is owned by Dolita Pasanen Szuch. The applicant is Curtis
5 Hart, 8051 Tara Lane, Jacksonville, Florida 32216; (904) 993-5008.

6 **Section 3. Property Rezoned.** The Subject Property,
7 pursuant to adopted companion Small-Scale Amendment Application
8 L-5878-23C, is hereby rezoned and reclassified from Residential-Rural
9 Acre (RR-Acre) District to Planned Unit Development (PUD) District.
10 This new PUD district shall generally permit up to a maximum of 48
11 townhomes, and is described, shown and subject to the following
12 documents, attached hereto:

13 **Exhibit 1** - Legal Description dated October 16, 2023.

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

15 **Exhibit 3** - Written Description dated December 18, 2023.

16 **Exhibit 4** - Site Plan dated December 8, 2023.

17 **Section 4. Contingency.** This rezoning shall not become
18 effective until thirty-one (31) days after adoption of the companion
19 Small-Scale Amendment; and further provided that if the companion
20 Small-Scale Amendment is challenged by the state land planning agency,
21 this rezoning shall not become effective until the state land planning
22 agency or the Administration Commission issues a final order
23 determining the companion Small-Scale Amendment is in compliance with
24 Chapter 163, *Florida Statutes*.

25 **Section 5. Disclaimer.** The rezoning granted herein
26 shall not be construed as an exemption from any other applicable
27 local, state, or federal laws, regulations, requirements, permits or
28 approvals. All other applicable local, state or federal permits or
29 approvals shall be obtained before commencement of the development
30 or use and issuance of this rezoning is based upon acknowledgement,
31 representation and confirmation made by the applicant(s), owner(s),

1 developer(s) and/or any authorized agent(s) or designee(s) that the
2 subject business, development and/or use will be operated in strict
3 compliance with all laws. Issuance of this rezoning does **not** approve,
4 promote or condone any practice or act that is prohibited or
5 restricted by any federal, state or local laws.

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

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11 Form Approved:

12
13 /s/ Jason Teal

14 Office of General Counsel

15 Legislation Prepared By: Stephen Nutt

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