

Introduced by the Land Use and Zoning Committee:

**ORDINANCE 2024-97**

AN ORDINANCE REZONING APPROXIMATELY 6.41± ACRES,  
LOCATED IN COUNCIL DISTRICT 4 AT 0 DEAN ROAD,  
2458 DEAN ROAD, 2512 DEAN ROAD AND 0 BENNETT  
ROAD, BETWEEN TERRY ROAD AND BENNETT ROAD (R.E.  
NOS. 138573-0000, 138573-0100, 138577-0000 AND  
138579-0020), AS DESCRIBED HEREIN, OWNED BY  
SAMAN PROPERTIES, LLC, FROM RESIDENTIAL LOW  
DENSITY-60 (RLD-60) DISTRICT TO PLANNED UNIT  
DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
CLASSIFIED UNDER THE ZONING CODE, TO PERMIT UP  
TO 77 TOWNHOMES, AS DESCRIBED IN THE DEAN ROAD  
TOWN HOUSE DEVELOPMENT PUD, PURSUANT TO FUTURE  
LAND USE MAP SERIES (FLUMS) SMALL-SCALE  
AMENDMENT APPLICATION NUMBER L-5843-23C;  
PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
EFFECTIVE DATE.

**WHEREAS,** the City of Jacksonville adopted a Small-Scale  
Amendment to the *2045 Comprehensive Plan* for the purpose of revising  
portions of the Future Land Use Map series (FLUMs) in order to ensure  
the accuracy and internal consistency of the plan, pursuant to  
companion application L-5843-23C; and

**WHEREAS,** in order to ensure consistency of zoning district  
with the *2045 Comprehensive Plan* and the adopted companion Small-Scale  
Amendment L-5843-23C, an application to rezone and reclassify from

1 Residential Low Density-60 (RLD-60) District to Planned Unit  
2 Development (PUD) District was filed by Paul Harden, Esq. on behalf  
3 of the owner of approximately 6.41± acres of certain real property  
4 in Council District 4, as more particularly described in Section 1;  
5 and

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

10 **WHEREAS,** the Planning Commission has considered the  
11 application and has rendered an advisory opinion; and

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

14 **WHEREAS,** the City Council, after due notice, held a public  
15 hearing, and taking into consideration the above recommendations as  
16 well as all oral and written comments received during the public  
17 hearings, the Council finds that such rezoning is consistent with the  
18 *2045 Comprehensive Plan* adopted under the comprehensive planning  
19 ordinance for future development of the City of Jacksonville; and

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

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

30 **Section 1. Subject Property Location and Description.** The  
31 approximately 6.41± acres are located in Council District 4 at 0 Dean

1 Road, 2458 Dean Road, 2512 Dean Road and 0 Bennett Road, between  
2 Terry Road and Bennett Road (R.E. Nos. 138573-0000, 138573-0100,  
3 138577-0000 and 138579-0020), as more particularly described in  
4 **Exhibit 1**, dated May 17, 2023, and graphically depicted in **Exhibit**  
5 **2**, both of which are attached hereto and incorporated herein by this  
6 reference (the "Subject Property").

7 **Section 2. Owner and Applicant Description.** The Subject  
8 Property is owned by Saman Properties, LLC. The applicant is Paul  
9 Harden, Esq., 1431 Riverplace Boulevard, Suite 901, Jacksonville,  
10 Florida 32207; (904) 396-5731.

11 **Section 3. Property Rezoned.** The Subject Property,  
12 pursuant to adopted companion Small-Scale Amendment Application  
13 L-5843-23C, is hereby rezoned and reclassified from Residential Low  
14 Density-60 (RLD-60) District to Planned Unit Development (PUD)  
15 District. This new PUD district shall generally permit up to a  
16 maximum of 77 townhomes, and is described, shown and subject to the  
17 following documents, attached hereto:

18 **Exhibit 1** - Legal Description dated May 17, 2023.

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

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

21 **Exhibit 4** - Site Plan dated September 1, 2023.

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

30 **Section 5. 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 6. 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.

15  
16 Form Approved:

17  
18 /s/ Mary E. Staffopoulos

19 Office of General Counsel

20 Legislation Prepared By: Kaysie Cox

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