

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-533**

5 AN ORDINANCE REZONING APPROXIMATELY 11.96± ACRES  
6 LOCATED IN COUNCIL DISTRICT 8 AT 2656, 2702 AND  
7 2712 DUNN AVENUE, EAST OF LEM TURNER ROAD (R.E.  
8 NO(S). 020377-0000, 020379-0000 AND 020378-  
9 0000), AS DESCRIBED HEREIN, OWNED BY LAURA L.  
10 REINHARDT (LIFE ESTATE) AND HASSELL CO. INT., LLC  
11 FROM RESIDENTIAL RURAL-ACRE (RR-ACRE) TO PLANNED  
12 UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
14 RESIDENTIAL USES, INCLUDING DUPLEXES, TOWNHOMES  
15 AND VILLAS, AS DESCRIBED IN THE HIGHLAND TERRACE  
16 PUD; PROVIDING A DISCLAIMER THAT THE REZONING  
17 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN  
18 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
19 PROVIDING AN EFFECTIVE DATE.  
20

21 **WHEREAS,** Laura L. Reinhardt (Life Estate) and Hassell Co. Int.,  
22 LLC, the owners of approximately 11.96± acres located in Council  
23 District 8 at 2656, 2702 and 2712 Dunn Avenue, east of Lem Turner  
24 Road (R.E. No(s). 020377-0000, 020379-0000 and 020378-0000), as more  
25 particularly described in **Exhibit 1**, dated June 5, 2024, and  
26 graphically depicted in **Exhibit 2**, both of which are attached hereto  
27 (the "Subject Property"), has applied for a rezoning and  
28 reclassification of the Subject Property from Residential Rural-Acre  
29 (RR-Acre) to Planned Unit Development (PUD) District, as described  
30 in Section 1 below; and

31 **WHEREAS,** the Planning Commission, acting as the local planning

1 agency, has reviewed the application and made an advisory  
2 recommendation to the Council; and

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

5 **WHEREAS**, the Council finds that such rezoning is: (1)  
6 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,  
7 objectives and policies of the *2045 Comprehensive Plan*; and (3) is  
8 not in conflict with any portion of the City's land use regulations;  
9 and

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

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

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

25 **Exhibit 1** - Legal Description dated June 5, 2024.

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

27 **Exhibit 3** - Written Description dated May 21, 2024.

28 **Exhibit 4** - Site Plan dated June 13, 2024.

29 **Section 2. Owner and Description.** The Subject Property is  
30 owned by Laura L. Reinhardt (Life Estate) and Hassell Co. Int., LLC,  
31 and is legally described in **Exhibit 1**, attached hereto. The applicant

1 is Shalene Estes, 14785 Old St. Augustine Road, Suite 300,  
2 Jacksonville, Florida, 32258; (904)-899-5948.

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

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

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21 Form Approved:

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23           /s/ Dylan Reingold          

24 Office of General Counsel  
25 Legislation Prepared By: Connor Corrigan

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