

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

4 **ORDINANCE 2023-790-E**

5 AN ORDINANCE REZONING APPROXIMATELY 3.27± ACRES  
6 LOCATED IN COUNCIL DISTRICT 6 AT 10562 SCOTT MILL  
7 ROAD, BETWEEN CHAPMAN OAK DRIVE AND KIRKWOOD COVE  
8 LANE (R.E. NO. 158834-0000), AS DESCRIBED HEREIN,  
9 OWNED BY THE CITY OF JACKSONVILLE, FROM  
10 RESIDENTIAL LOW DENSITY-90 (RLD-90) DISTRICT TO  
11 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
13 PERMIT A MARINE FIRE STATION, AS DESCRIBED IN THE  
14 JFRD STATION #68 PUD; PROVIDING A DISCLAIMER THAT  
15 THE REZONING GRANTED HEREIN SHALL NOT BE  
16 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
17 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
18

19 **WHEREAS**, the City of Jacksonville, owner of approximately 3.27±  
20 acres located in Council District 6 at 10562 Scott Mill Road, between  
21 Chapman Oak Drive and Kirkwood Cove Lane (R.E. No. 158834-0000), as  
22 more particularly described in **Exhibit 1**, dated October 18, 2023, and  
23 graphically depicted in **Exhibit 2**, both of which are attached hereto  
24 (the "Subject Property"), has applied for a rezoning and  
25 reclassification of the Subject Property from Residential Low  
26 Density-90 (RLD-90) District to Planned Unit Development (PUD)  
27 District, as described in Section 1 below; and

28 **WHEREAS**, the Planning Commission, acting as the local planning  
29 agency, has reviewed the application and made an advisory  
30 recommendation to the Council; 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 is: (1) consistent  
3 with the *2045 Comprehensive Plan*; (2) furthers the goals, objectives  
4 and policies of the *2045 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 Low Density-90 (RLD-  
17 90) District to Planned Unit Development (PUD) District. This new  
18 PUD district shall generally permit a Jacksonville Fire and Rescue  
19 Department Marine Fire Station, and is described, shown and subject  
20 to the following documents, attached hereto:

21 **Exhibit 1** - Legal Description dated October 18, 2023.

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

23 **Exhibit 3** - Written Description dated October 18, 2023.

24 **Exhibit 4** - Site Plan dated October 18, 2023.

25       **Section 2.       Owner and Description.**       The Subject Property is  
26 owned by the City of Jacksonville and is legally described in **Exhibit**  
27 **1**, attached hereto. The applicant is the City of Jacksonville, 214  
28 North Hogan Street, Suite 300, Jacksonville, Florida 32202; (904)  
29 255-7800.

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

1 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), owners(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 Council Secretary.

15  
16 Form Approved:

17  
18           /s/ Mary E. Staffopoulos          

19 Office of General Counsel

20 Legislation Prepared By: Bruce Lewis

21 GC-#1597256-v3-2023-790\_(Z-5227\_PUD).docx