

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-20-W**

5 AN ORDINANCE REZONING APPROXIMATELY 23.59±
6 ACRES, LOCATED IN COUNCIL DISTRICT 6 AT 3323
7 LORETTO ROAD, 0 FAIRBANKS ROAD, 3318 FAIRBANKS
8 ROAD AND 3301 KENNEDY LANE, BETWEEN KENNEDY LANE
9 AND LAZY WILLOW LANE (R.E. NOS. 156120-0000,
10 156326-0000, 156327-0000 AND 158109-0000), AS
11 DESCRIBED HEREIN, OWNED BY THE MUREL G. CISSELL
12 LIVING TRUST AND CISSELL REAL ESTATE HOLDINGS,
13 LLC, FROM RESIDENTIAL RURAL-ACRE (RR-ACRE)
14 DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
15 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
16 ZONING CODE, TO PERMIT SINGLE FAMILY RESIDENTIAL
17 USES, AS DESCRIBED IN THE LORETTO ROAD PUD;
18 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
19 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
20 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
21 EFFECTIVE DATE.
22

23 **WHEREAS**, the Murel G. Cissell Living Trust and Cissell Real
24 Estate Holdings, LLC, the owners of approximately 23.59± acres,
25 located in Council District 6 at 3323 Loretto Road, 0 Fairbanks Road,
26 3318 Fairbanks Road and 3301 Kennedy Lane, between Kennedy Lane and
27 Lazy Willow Lane (R.E. Nos. 156120-0000, 156326-0000, 156327-0000 and
28 158109-0000), as more particularly described in **Exhibit 1**, dated
29 November 14, 2019, and graphically depicted in **Exhibit 2**, both of
30 which are **attached hereto** (Subject Property), have applied for a
31 rezoning and reclassification of that property from Residential

1 Rural-Acre (RR-Acre) District to Planned Unit Development (PUD)
2 District, as described in Section 1 below; and

3 **WHEREAS**, the Planning Commission has considered the application
4 and has rendered an advisory opinion; and

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

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

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

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

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

26 **Exhibit 1** - Legal Description dated November 14, 2019.

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

28 **Exhibit 3** - Written Description dated December 4, 2019.

29 **Exhibit 4** - Site Plan dated December 4, 2019.

30 **Section 2. Owner and Description.** The Subject Property
31 is owned by the Murel G. Cissell Living Trust and Cissell Real Estate

1 Holdings, LLC, and is legally described in **Exhibit 1, attached hereto.**
2 The agent is Curtis L. Hart, 8051 Tara Lane, Jacksonville, Florida
3 32216; (904) 993-5008.

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

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

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21 Form Approved:

22
23 /s/ Shannon K. Eller

24 Office of General Counsel

25 Legislation Prepared By: Bruce Lewis

26 GC-#1328852-v1-Loretto_Rd_PUD_Z-2618