

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2021-406-E**

5 AN ORDINANCE REZONING APPROXIMATELY 36.76± ACRES  
6 IN COUNCIL DISTRICT 4 AT 3800 ST. JOHNS BLUFF  
7 ROAD SOUTH, BETWEEN ST. JOHNS INDUSTRIAL PARKWAY  
8 SOUTH AND ALUMNI WAY (R.E. NO. 167461-0150)  
9 OWNED BY MOROCCO SHRINE ASSOCIATION, INC., AS  
10 DESCRIBED HEREIN, FROM RESIDENTIAL LOW DENSITY-  
11 60 (RLD-60) DISTRICT AND PLANNED UNIT  
12 DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT  
13 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
14 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT A  
15 MIXED USE DEVELOPMENT, AS DESCRIBED IN THE  
16 MOROCCO TOWN CENTER PUD, PURSUANT TO FUTURE LAND  
17 USE MAP SERIES (FLUMS) LARGE-SCALE AMENDMENT  
18 APPLICATION L-5328-18A; PROVIDING A DISCLAIMER  
19 THAT THE REZONING GRANTED HEREIN SHALL NOT BE  
20 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
21 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
22

23 **WHEREAS,** the City of Jacksonville adopted a Large-Scale  
24 Amendment to the *2030 Comprehensive Plan* for the purpose of revising  
25 portions of the Future Land Use Map series (FLUMs) in order to ensure  
26 the accuracy and internal consistency of the plan, pursuant to the  
27 companion land use ordinance for application L-5328-18A; and

28 **WHEREAS,** in order to ensure consistency of zoning district with  
29 the *2030 Comprehensive Plan* and the adopted companion Large-Scale  
30 Amendment L-5328-18A, an application to rezone and reclassify from  
31 Residential Low Density-60 (RLD-60) District and Planned Unit

1 Development (PUD) District to Planned Unit Development (PUD) District  
2 was filed by Cyndy Trimmer, on behalf of Morocco Shrine Association,  
3 Inc., the owner of approximately 36.76± 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 *2030 Comprehensive*  
8 *Plan*, has considered the rezoning and has rendered an advisory  
9 opinion; and

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

12 **WHEREAS**, the Land Use and Zoning (LUZ) Committee after due notice  
13 held a public hearing and made its recommendation to the Council; and

14 **WHEREAS**, the City Council after due notice held a public hearing,  
15 taking into consideration the above recommendations as well as all  
16 oral and written comments received during the public hearings, the  
17 Council finds that such rezoning is consistent with the *2030*  
18 *Comprehensive Plan* adopted under the comprehensive planning ordinance  
19 for future development of the City of Jacksonville; and

20 **WHEREAS**, the Council finds that the proposed PUD does not affect  
21 adversely the orderly development of the City as embodied in the  
22 *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 36.76± acres (R.E. No. 167461-0150) are in Council

1 District 4 at 3800 St. Johns Bluff Road South, between St. Johns  
2 Industrial Parkway South and Alumni Way, as more particularly  
3 described in **Exhibit 1**, dated November 29, 2018, **attached hereto** and  
4 incorporated herein by this reference (Subject Property).

5 **Section 2. Owner and Applicant Description.** The subject  
6 property is owned by Morocco Shrine Association, Inc. The applicant  
7 is Cyndy Trimmer, 1 Independent Drive, Suite 1200, Jacksonville,  
8 Florida 32202; (904) 301-1269.

9 **Section 3. Property Rezoned.** The Subject Property,  
10 pursuant to adopted companion Large-Scale Amendment L-5328-18A, is  
11 hereby rezoned and reclassified from Residential Low Density-60 (RLD-  
12 60) District and Planned Unit Development (PUD) District to Planned  
13 Unit Development (PUD) District. This new PUD district shall  
14 generally permit a mixed use development, and is described, shown and  
15 subject to the following documents, **attached hereto**:

16 **Exhibit 1** - Legal Description dated November 29, 2018.

17 **Exhibit 2** - Subject Property Map (prepared by P&DD).

18 **Exhibit 3** - Written Description dated April 29, 2021.

19 **Exhibit 4** - Site Plan dated May 20, 2021.

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

29 **Section 5. Disclaimer.** The rezoning granted herein  
30 shall not be construed as an exemption from any other applicable  
31 local, state, or federal laws, regulations, requirements, permits or

1 approvals. All other applicable local, state or federal permits or  
2 approvals shall be obtained before commencement of the development  
3 or use and issuance of this rezoning is based upon acknowledgement,  
4 representation and confirmation made by the applicant(s), owner(s),  
5 developer(s) and/or any authorized agent(s) or designee(s) that the  
6 subject business, development and/or use will be operated in strict  
7 compliance with all laws. Issuance of this rezoning does not approve,  
8 promote or condone any practice or act that is prohibited or  
9 restricted by any federal, state or local laws.

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

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15 Form Approved:

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17           /s/ Jason Teal          

18 Office of General Counsel

19 Legislation Prepared By: Bruce Lewis

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