

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

4 **ORDINANCE 2021-371**

5 AN ORDINANCE REZONING APPROXIMATELY 55.90±
6 ACRES, LOCATED IN COUNCIL DISTRICT 2 AT 0 CEDAR
7 POINT ROAD, 4601 CEDAR POINT ROAD, 4704 CEDAR
8 POINT ROAD, 4840 CEDAR POINT ROAD, AND 4850
9 CEDAR POINT ROAD, BETWEEN COACH LIGHT DRIVE AND
10 CLAPBOARD CREEK DRIVE, AS DESCRIBED HEREIN,
11 OWNED BY BLAIR A. TANNER, ET AL., FROM
12 RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT TO
13 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
14 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
15 PERMIT SINGLE FAMILY RESIDENTIAL USES, AS
16 DESCRIBED IN THE WINGATE LANDING PUD; PROVIDING
17 A DISCLAIMER THAT THE REZONING GRANTED HEREIN
18 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
19 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
20 DATE.
21

22 **WHEREAS**, Blair A. Tanner, et al., the owners of approximately
23 55.90± acres, located in Council District 2 at 0 Cedar Point Road,
24 4601 Cedar Point Road, 4704 Cedar Point Road, 4840 Cedar Point Road,
25 and 4850 Cedar Point Road, as more particularly described in **Exhibit**
26 **1**, dated June 2, 2021, and graphically depicted in **Exhibit 2**, both
27 of which are **attached hereto** (Subject Property), have applied for a
28 rezoning and reclassification of that property from Residential
29 Rural-Acre (RR-ACRE) District to Planned Unit Development (PUD)
30 District, as described in Section 1 below; and

31 **WHEREAS**, the Planning Commission has considered the application

1 and has rendered an advisory opinion; and

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

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

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

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

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

23 **Exhibit 1** - Legal Description dated June 2, 2021.

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

25 **Exhibit 3** - Written Description dated June 2, 2021.

26 **Exhibit 4** - Site Plan dated June 2, 2021.

27 **Section 2. Owner and Description.** The Subject Property
28 is owned by Blair A. Tanner, et al., and is legally described in
29 **Exhibit 1, attached hereto.** The applicant is Curtis L. Hart, 8051
30 Tara Lane, Jacksonville, Florida 32216; (904) 993-5008.

31 **Section 3. Disclaimer.** The rezoning granted herein

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

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

16
17 Form Approved:

18
19 /s/ Shannon K. Eller

20 Office of General Counsel

21 Legislation Prepared By: Arimus Wells

22 GC-#1438625-v1-2021-371_Original_Bill