

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-661-E**

5 AN ORDINANCE REZONING APPROXIMATELY 10.36±
6 ACRES, LOCATED IN COUNCIL DISTRICT 2 AT 0 CEDAR
7 POINT ROAD, BETWEEN BONEY ROAD AND NUNGEZER ROAD
8 (R.E. NO. 159866-0000 (PORTION)), AS DESCRIBED
9 HEREIN, OWNED BY RAWLS RANCH, INC., FROM
10 RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT TO
11 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
13 PERMIT SINGLE FAMILY RESIDENTIAL USES, AS
14 DESCRIBED IN THE RAWLS RANCH AT CEDAR POINT PUD;
15 PUD SUBJECT TO CONDITIONS; PROVIDING A
16 DISCLAIMER THAT THE REZONING GRANTED HEREIN
17 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
18 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
19 DATE.
20

21 **WHEREAS**, Rawls Ranch, Inc., the owner of approximately 10.36±
22 acres, located in Council District 2 at 0 Cedar Point Road, between
23 Boney Road and Nungezer Road (R.E. No. 159866-0000 (portion)), as
24 more particularly described in **Exhibit 1**, dated August 20, 2020, and
25 graphically depicted in **Exhibit 2**, both of which are **attached hereto**
26 (Subject Property), has applied for a rezoning and reclassification
27 of that property from Residential Rural-Acre (RR-Acre) District to
28 Planned Unit Development (PUD) District, as described in Section 1
29 below; and

30 **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 August 20, 2020.

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

25 **Exhibit 3** - Written Description dated July 20, 2019.

26 **Exhibit 4** - Site Plan dated July 15, 2020.

27 **Section 2. Rezoning Approved Subject to Condition(s).** This
28 rezoning is approved subject to the following condition(s). Such
29 conditions and Site Plan in Exhibit 5 control over the written
30 description and may only be amended through a rezoning.

1 (1) There shall be a maximum of three (3) driveway entrances
2 from Cedar Point Rd., as shown on Sheet LA-01, dated 4-15-21 and as
3 revised on 6-10-21 for Charlotte's Point. This drawing is part of
4 Exhibit 5, attached hereto.

5 (2) There shall be a buffer as described and shown on Sheets
6 LA-01 through LA-07, as revised on 6-10-21, and as described and
7 shown on Sheets LD-01 and LD-02 dated 4-15-21 and revised on 7-30-
8 21. These drawings are attached hereto as Exhibit 5 and shall be
9 inspected by a City Landscape Architect for compliance during and
10 after installation.

11 (3) The homeowners' governance documents shall include a
12 statement that a manicured lawn is not required on any Lot. Review
13 of this statement shall be a part of the review of substantial
14 compliance with the PUD.

15 (4) The farming of reptiles is allowed, but only after
16 obtaining sufficient insurance.

17 (5) Regarding sanitary sewer, the design for this development
18 shall utilize a low pressure force main with grinder pumps which
19 shall be designed to serve only 17 dwelling units. Tie-ins to or
20 from other properties are prohibited.

21 (6) Regarding potable water, the design for the development
22 shall utilize the minimum pipe size necessary for fire hydrants and
23 to service the 17 dwelling units. Any waterline extension from this
24 development is prohibited.

25 **Section 3. Owner and Description.** The Subject Property
26 is owned by Rawls Ranch, Inc., and is legally described in **Exhibit**
27 **1, attached hereto.** The applicant is L. Charles Mann, 165 Arlington
28 Road, Jacksonville, Florida 32211; (904) 721-1546.

29 **Section 4. Disclaimer.** The rezoning granted herein
30 shall not be construed as an exemption from any other applicable

1 local, 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), owner(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 5. 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 the Council Secretary.

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16 Form Approved:

17
18 /s/ Mary E. Staffopoulos

19 Office of General Counsel

20 Legislation Prepared By: Bruce Lewis

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