

1 The Land Use and Zoning Committee offers the following Substitute to  
2 File No. 2022-857:

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4 Introduced by the Land Use and Zoning Committee:  
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7 **ORDINANCE 2022-857**

8 AN ORDINANCE REZONING APPROXIMATELY 8.14± ACRES  
9 LOCATED IN COUNCIL DISTRICT 6 AT 12045 ALADDIN  
10 ROAD, BETWEEN ALADDIN ROAD AND MARBON ROAD (R.E.  
11 NO. 158113-0005), AS DESCRIBED HEREIN, OWNED BY  
12 HELEN STANLEY GATLIN (LIFE ESTATE) AND HELEN M.  
13 DUNN (REMAINDERMAN), FROM RESIDENTIAL RURAL-ACRE  
14 (RR-ACRE) DISTRICT TO PLANNED UNIT DEVELOPMENT  
15 (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER  
16 THE ZONING CODE, TO PERMIT SINGLE-FAMILY  
17 RESIDENTIAL USES, AS DESCRIBED IN THE ALADDIN  
18 ROAD PUD; PROVIDING A DISCLAIMER THAT THE  
19 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
20 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
21 PROVIDING AN EFFECTIVE DATE.  
22

23 **WHEREAS**, Helen M. Dunn (the remainderman owner upon cessation  
24 of Helen Stanley Gatlin's life estate), the owner of approximately  
25 8.14± acres located in Council District 6 at 12045 Aladdin Road,  
26 between Aladdin Road and Marbon Road (R.E. No. 158113-0005), as more  
27 particularly described in **Exhibit 1**, dated January 26, 2023, and  
28 graphically depicted in **Exhibit 2**, both of which are attached hereto  
29 (the "Subject Property"), has applied for a rezoning and  
30 reclassification of the Subject Property from Residential Rural-Acre  
31 (RR-Acre) District to Planned Unit Development (PUD) District, as

1 described in Section 1 below; and

2 **WHEREAS**, the Planning and Development Department has considered  
3 the application and has rendered an advisory recommendation; and

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

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

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

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

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

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

27 **Exhibit 1** - Legal Description dated January 26, 2023.

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

29 **Exhibit 3** - Written Description dated February 7, 2023.

30 **Exhibit 4** - Site Plan dated January 17, 2023.

31 **Section 2. Owner and Applicant Description.** The Subject

1 Property is owned by Helen M. Dunn (the remainderman owner upon  
2 cessation of Helen Stanley Gatlin's life estate) and is legally  
3 described in **Exhibit 1**, attached hereto. The applicant is Steve  
4 Diebenow, Esq., One Independent Drive, Suite 1200, Jacksonville,  
5 Florida 32202; (904) 301-1269.

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

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

22  
23 Form Approved:

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25           /s/ Mary E. Staffopoulos          

26 Office of General Counsel

27 Legislation Prepared By: Kaysie Cox

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