

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2019-754**

5 AN ORDINANCE REZONING APPROXIMATELY 27.60±
6 ACRES, LOCATED IN COUNCIL DISTRICT 10 AT 5700
7 JACKS ROAD AND 0 KING LOUIS DRIVE, BETWEEN
8 DAVELL ROAD AND OLD KINGS ROAD (R.E. NOS.
9 083323-0000 AND 083356-0000), AS DESCRIBED
10 HEREIN, OWNED BY JOHN A. PITTMAN, MARGARET W.
11 PITTMAN, CECIL PICKETT WILLIAMS, AND MIACLE L.
12 STANLEY, ET AL, FROM RESIDENTIAL LOW DENSITY-
13 60 (RLD-60) DISTRICT TO PLANNED UNIT
14 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
15 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
16 SINGLE FAMILY RESIDENTIAL USES, AS DESCRIBED
17 IN THE JACKS ROAD/TOMAHAWK LAKES PUD;
18 PROVIDING A DISCLAIMER THAT THE REZONING
19 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
20 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
21 PROVIDING AN EFFECTIVE DATE.
22

23 **WHEREAS**, John A. Pittman, Margaret W. Pittman, Cecil Pickett
24 Williams, and Miacle L. Stanley, et al, the owners of approximately
25 27.60± acres, located in Council District 10 at 5700 Jacks Road and
26 0 King Louis Drive, between Davell Road and Old Kings Road (R.E.
27 Nos. 083323-0000 and 083356-0000), as more particularly described
28 in **Exhibit 1**, dated October 8, 2019, and graphically depicted in
29 **Exhibit 2**, both of which are **attached hereto** (Subject Property),
30 have applied for a rezoning and reclassification of that property
31 from Residential Low Density-60 (RLD-60) District to Planned Unit

1 Development (PUD) District, as described in Section 1 below; and

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

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

6 **WHEREAS,** the Council finds that such rezoning is: (1)
7 consistent with the *2030 Comprehensive Plan*; (2) furthers the
8 goals, objectives and policies of the *2030 Comprehensive Plan*; and
9 (3) is not in conflict with any portion of the City's land use
10 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 Low Density-60
22 (RLD-60) District to Planned Unit Development (PUD) District. This
23 new PUD district shall generally permit single family residential
24 uses, and is described, shown and subject to the following
25 documents, **attached hereto:**

26 **Exhibit 1** - Legal Description dated October 8, 2019.

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

28 **Exhibit 3** - Written Description dated September 13, 2019.

29 **Exhibit 4** - Site Plan dated September 13, 2019.

30 **Section 2. Owner and Description.** The Subject Property
31 is owned by John A. Pittman, Margaret W. Pittman, Cecil Pickett

1 Williams, and Miacle L. Stanley, et al, and is legally described in
2 the **Exhibit 1, attached hereto.** The agent is Curtis L. Hart, 8051
3 Tara Lane, Jacksonville, Florida 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
7 or approvals. All other applicable local, state or federal permits
8 or approvals shall be obtained before commencement of the
9 development or use and issuance of this rezoning is based upon
10 acknowledgement, representation and confirmation made by the
11 applicant(s), owner(s), developer(s) and/or any authorized agent(s)
12 or designee(s) that the subject business, development and/or use
13 will be operated in strict compliance with all laws. Issuance of
14 this rezoning does **not** approve, promote or condone any practice or
15 act that is prohibited or restricted by any federal, state or local
16 laws.

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

21
22 Form Approved:

23
24 /s/ Shannon K. Eller

25 Office of General Counsel

26 Legislation Prepared By: Arimus Wells

27 GC-#1311411-v1-Jacks_Road_PUD_Z-2488