

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2024-353**

5 AN ORDINANCE REZONING APPROXIMATELY 4.36± ACRES
6 LOCATED IN COUNCIL DISTRICT 12 AT 8427 CASSIE
7 ROAD AND 8467 CASSIE ROAD, BETWEEN PERKINS PLACE
8 AND COX ROAD (R.E. NOS. 008727-0020 AND
9 008727-0040), AS DESCRIBED HEREIN, OWNED BY
10 THEOGRACE HOLDINGS LLC, FROM RESIDENTIAL LOW
11 DENSITY-90 (RLD-90) DISTRICT TO PLANNED UNIT
12 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
14 SINGLE-FAMILY RESIDENTIAL USES, AS DESCRIBED IN
15 THE CASSIE OAKS PLANTATION (CASSIE RD) PUD;
16 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
17 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
18 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
19 EFFECTIVE DATE.
20

21 **WHEREAS**, Theograce Holdings LLC, the owner of approximately
22 4.36± acres located in Council District 12 at 8427 Cassie Road and
23 8467 Cassie Road, between Perkins Place and Cox Road (R.E. Nos.
24 008727-0020 and 008727-0040), as more particularly described in
25 **Exhibit 1**, dated March 5, 2024, and graphically depicted in **Exhibit**
26 **2**, both of which are attached hereto (the "Subject Property"), have
27 applied for a rezoning and reclassification of the Subject Property
28 from Residential Low Density-90 (RLD-90) District to Planned Unit
29 Development (PUD) District, as described in Section 1 below; and

30 **WHEREAS**, the Planning Commission, acting as the local planning
31 agency, has reviewed the application and made an advisory

1 recommendation to the Council; and

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

4 **WHEREAS,** the Council finds that such rezoning is: (1)
5 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
6 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
7 not in conflict with any portion of the City's land use regulations;
8 and

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

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

18 **Section 1. Property Rezoned.** The Subject Property is
19 hereby rezoned and reclassified from Residential Low Density-90
20 (RLD-90) District to Planned Unit Development (PUD) District. This
21 new PUD district shall generally permit single-family residential
22 uses, and is described, shown and subject to the following documents,
23 attached hereto:

24 **Exhibit 1** - Legal Description dated March 5, 2024.

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

26 **Exhibit 3** - Written Description dated February 28, 2024.

27 **Exhibit 4** - Site Plan dated February 15, 2024.

28 **Section 2. Owner and Description.** The Subject Property is
29 owned by Theograce Holdings LLC, and is legally described in **Exhibit**
30 **1,** attached hereto. The applicant is Reynold Peterson, 6722 Arlington
31 Expressway, Jacksonville, Florida 32211; (904) 551-4945.

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

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

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18 Form Approved:

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20 _____
 /s/ Mary E. Staffopoulos

21 Office of General Counsel

22 Legislation Prepared By: Bruce Lewis

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