

1 Introduced, substituted and amended by the Land Use and Zoning
2 Committee:

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4
5 **ORDINANCE 2020-98-E**

6 AN ORDINANCE DENYING REZONING APPROXIMATELY
7 40.64± ACRES, LOCATED IN COUNCIL DISTRICT 6, OFF
8 OF ALADDIN ROAD, NORTH OF JULINGTON CREEK ROAD,
9 AND SOUTH OF TAR KILN ROAD, AS DESCRIBED HEREIN,
10 OWNED BY THE CRAWFORD L. JOHNSTON TRUST, ET AL.,
11 FROM RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT
12 TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT
13 (24.22 ACRES) AND CONSERVATION (CSV) DISTRICT
14 (16.42 ACRES), AS DEFINED AND CLASSIFIED UNDER
15 THE ZONING CODE, TO PERMIT SINGLE FAMILY
16 RESIDENTIAL USES, AS DESCRIBED IN THE ALADDIN
17 ROAD PUD; PROVIDING AN EFFECTIVE DATE.

18
19 **WHEREAS**, the Crawford L. Johnston Trust, et al., the owners of
20 approximately 40.64± acres located in Council District 6, off of
21 Aladdin Road, north of Julington Creek Road, and south of Tar Kiln
22 Road, as more particularly described in **Exhibit 1**, dated January 21,
23 2020, and graphically depicted in **Exhibit 2**, both of which are
24 **attached hereto** (Subject Property), have applied for a rezoning and
25 reclassification of that property from Residential Rural-Acre (RR-
26 Acre) District to Planned Unit Development (PUD) District (24.22
27 acres) and Conservation (CSV) District (16.42 acres), as described
28 in Section 1 below; and

29 **WHEREAS**, the Planning Commission has considered the application
30 and has rendered an advisory opinion; and

31 **WHEREAS**, the Land Use and Zoning Committee, after due notice and

1 public hearing, has made its recommendation to the Council; and

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

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

8 **Section 1. Rezoning Denied.** Based on the competent
9 substantial evidence in the record, including the findings and
10 conclusions of the Land Use and Zoning Committee, the Council hereby
11 finds:

12 (1) This Ordinance shall serve as written notice to the
13 property owners, the Crawford L. Johnston Trust, et al.

14 (2) The Council adopts the findings and conclusions in the
15 record of the Land Use and Zoning Committee meeting held on September
16 15, 2020.

17 (3) The application for rezoning and reclassification of the
18 Subject Property from Residential Rural-Acre (RR-Acre) District to
19 Planned Unit Development (PUD) District (24.22 acres) and
20 Conservation (CSV) District (16.42 acres) does not meet the criteria
21 for rezoning in Section 656.125, *Ordinance Code*, and Section 656.341,
22 *Ordinance Code*, and maintaining the current zoning district
23 accomplishes a legitimate public purpose, as defined in Section
24 656.125, *Ordinance Code*.

25 Therefore, the application to rezone and reclassify the Subject
26 Property from Residential Rural-Acre (RR-Acre) District to Planned
27 Unit Development (PUD) District (24.22 acres) and Conservation (CSV)
28 District (16.42 acres) is hereby **denied**.

29 **Section 2. Owner and Description.** The Subject Property
30 is owned by the Crawford L. Johnston Trust, et al., and is legally
31 described in **Exhibit 1, attached hereto**. The agent is Vernon H.

1 Smith, 1 San Jose Place, Suite 7, Jacksonville, Florida 32257; (904)
2 268-9990.

3 **Section 3. Notice.** Legislative Services is hereby
4 directed to mail a certified copy of this Ordinance, as enacted, to
5 the owners listed in the rezoning application in the Legislative
6 Services file, and any other person who testified before the City
7 Council or the Land Use and Zoning Committee.

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

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13 Form Approved:

14
15 /s/ Shannon K. Eller

16 Office of General Counsel

17 Legislation Prepared By: Erin Abney

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