

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-16**

5 AN ORDINANCE REZONING APPROXIMATELY 3.99±
6 ACRES, LOCATED IN COUNCIL DISTRICT 7 AT 13916
7 WOODLAND DRIVE, BETWEEN MAX LEGGETT PARKWAY
8 AND MAIN STREET NORTH (R.E. NO. 107693-0005),
9 AS DESCRIBED HEREIN, OWNED BY WOODLAND
10 SIGNATURE, LLC, FROM INDUSTRIAL LIGHT (IL) AND
11 PLANNED UNIT DEVELOPMENT (PUD) (2008-276-E)
12 DISTRICTS TO PLANNED UNIT DEVELOPMENT (PUD)
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
14 ZONING CODE, TO PERMIT COMMERCIAL USES, AS
15 DESCRIBED IN THE WOODLAND DRIVE PUD; PROVIDING
16 A DISCLAIMER THAT THE REZONING GRANTED HEREIN
17 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM
18 ANY OTHER APPLICABLE LAWS; PROVIDING AN
19 EFFECTIVE DATE.
20

21 **WHEREAS**, Woodland Signature, LLC, the owner of approximately
22 3.99± acres, located in Council District 7 at 13916 Woodland Drive,
23 between Max Leggett Parkway and Main Street North (R.E. No. 107693-
24 0005), as more particularly described in **Exhibit 1**, dated December
25 30, 2019, and graphically depicted in **Exhibit 2**, both of which are
26 **attached hereto** (Subject Property), has applied for a rezoning and
27 reclassification of that property from Industrial Light (IL) and
28 Planned Unit Development (PUD) (2008-276-E) Districts to Planned
29 Unit Development (PUD) District, as described in Section 1 below;
30 and

31 **WHEREAS**, the Planning Commission has considered the

1 application and has rendered an advisory opinion; 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 *2030 Comprehensive Plan*; (2) furthers the
6 goals, objectives and policies of the *2030 Comprehensive Plan*; and
7 (3) is not in conflict with any portion of the City's land use
8 regulations; 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 Industrial Light (IL) and
20 Planned Unit Development (PUD) (2008-276-E) Districts to Planned
21 Unit Development (PUD) District. This new PUD district shall
22 generally permit commercial uses, and is described, shown and
23 subject to the following documents, **attached hereto**:

24 **Exhibit 1** - Legal Description dated December 30, 2019.

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

26 **Exhibit 3** - Written Description dated December 22, 2019.

27 **Exhibit 4** - Site Plan dated October 15, 2019.

28 **Section 2. Owner and Description.** The Subject Property
29 is owned by Woodland Signature, LLC, and is legally described in
30 **Exhibit 1, attached hereto**. The agent is Emily Pierce, Esq., 1301
31 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207;

1 (904) 398-3911.

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

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

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20 Form Approved:

21
22 /s/ Shannon K. Eller

23 Office of General Counsel

24 Legislation Prepared By: Kaysie Cox

25 GC-#1331585-v1-Woodland_Drive_PUD_Z-2586