

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

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

20 **WHEREAS**, Helen M. Dunn (the remainderman owner upon cessation
21 of Helen Stanley Gatlin's life estate), the owner of approximately
22 8.14± acres located in Council District 6 at 12045 Aladdin Road,
23 between Aladdin Road and Marbon Road (R.E. No. 158113-0005), as more
24 particularly described in **Exhibit 1**, dated January 26, 2023, and
25 graphically depicted in **Exhibit 2**, both of which are attached hereto
26 (the "Subject Property"), has applied for a rezoning and
27 reclassification of the Subject Property from Residential Rural-Acre
28 (RR-Acre) District to Planned Unit Development (PUD) District, as
29 described in Section 1 below; and

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

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

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

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

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

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

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

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

28 **Section 2. Owner and Applicant Description.** The Subject
29 Property is owned by Helen M. Dunn (the remainderman owner upon
30 cessation of Helen Stanley Gatlin's life estate) and is legally
31 described in **Exhibit 1**, attached hereto. The applicant is Steve

1 Diebenow, Esq., One Independent Drive, Suite 1200, Jacksonville,
2 Florida 32202; (904) 301-1269.

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

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

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20 Form Approved:

21
22 /s/ Mary E. Staffopoulos

23 Office of General Counsel

24 Legislation Prepared By: Kaysie Cox

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