

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2019-316**

5 AN ORDINANCE REZONING APPROXIMATELY 0.87± OF AN  
6 ACRE, LOCATED IN COUNCIL DISTRICT 6 AT 12025  
7 SAN JOSE BOULEVARD, BETWEEN MARBON ROAD AND  
8 OLD ACOSTA ROAD (R.E. NO. 158852-0040), AS  
9 DESCRIBED HEREIN, OWNED BY LIGHTHOUSE LADIES  
10 INVESTMENTS, LLC, FROM PLANNED UNIT  
11 DEVELOPMENT (PUD) DISTRICT (ORDINANCE 1999-  
12 566-E) TO PLANNED UNIT DEVELOPMENT (PUD)  
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
14 ZONING CODE, TO PERMIT EDUCATIONAL, OFFICE,  
15 AND SINGLE FAMILY RESIDENTIAL USES, AS  
16 DESCRIBED IN THE CORMORANT CREEK BUSINESS AND  
17 EDUCATIONAL CENTER "PARCEL B" PUD; PROVIDING A  
18 DISCLAIMER THAT THE REZONING GRANTED HEREIN  
19 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM  
20 ANY OTHER APPLICABLE LAWS; PROVIDING AN  
21 EFFECTIVE DATE.  
22

23 **WHEREAS**, Lighthouse Ladies Investments, LLC, the owner of  
24 approximately 0.87± of an acre, located in Council District 6 at  
25 12025 San Jose Boulevard, between Marbon Road and Old Acosta Road  
26 (R.E. No. 158852-0040), as more particularly described in **Exhibit**  
27 **1**, dated March 15, 2019, and graphically depicted in **Exhibit 2**,  
28 both of which are **attached hereto** and incorporated herein by this  
29 reference (Subject Property), has applied for a rezoning and  
30 reclassification of that property from Planned Unit Development  
31 (PUD) District (Ordinance 1999-566-E) to Planned Unit Development

1 (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 Planned Unit Development (PUD)  
22 District (Ordinance 1999-566-E) to Planned Unit Development (PUD)  
23 District. This new PUD district shall generally permit educational,  
24 office, and single family residential uses, and is described, shown  
25 and subject to the following attached documents:

26 **Exhibit 1** - Legal Description dated March 15, 2019.

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

28 **Exhibit 3** - Written Description dated March 7, 2019.

29 **Exhibit 4** - Site Plan dated July 31, 2018.

30 **Section 2. Owner and Description.** The Subject Property  
31 is owned by Lighthouse Ladies Investments, LLC, and is legally

1 described in **Exhibit 1, attached hereto.** The agent is Dr. Adrienne  
2 L. DeSantis King, PhD, 6816 Southpoint Parkway, Suite 202,  
3 Jacksonville, Florida 32216; (904) 419-7792.

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.

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22 Form Approved:

23  
24           /s/ Shannon K. Eller          

25 Office of General Counsel

26 Legislation Prepared By: Bruce Lewis

27 GC-#1277836-v1-Cormorant\_Creek\_Business\_PUD