

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-17**

5 AN ORDINANCE REZONING APPROXIMATELY 10.19±
6 ACRES, LOCATED IN COUNCIL DISTRICT 6, AT THE
7 END OF COLEMAN ROAD, OFF OF HOOD ROAD, AS
8 DESCRIBED HEREIN, OWNED BY CATHIE HOLBROOK
9 DAVIS, ET AL., FROM RESIDENTIAL RURAL-ACRE
10 (RR-ACRE) DISTRICT TO PLANNED UNIT DEVELOPMENT
11 (PUD) DISTRICT, AS DEFINED AND CLASSIFIED
12 UNDER THE ZONING CODE, TO PERMIT SINGLE FAMILY
13 RESIDENTIAL USES, AS DESCRIBED IN THE COLEMAN
14 ROAD PUD; PROVIDING A DISCLAIMER THAT THE
15 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
16 AS AN EXEMPTION FROM ANY OTHER APPLICABLE
17 LAWS; PROVIDING AN EFFECTIVE DATE.
18

19 **WHEREAS,** Cathie Holbrook Davis, et al., the owners of
20 approximately 10.19± acres, located in Council District 6, at the
21 end of Coleman Road, off of Hood Road, as more particularly
22 described in **Exhibit 1**, dated December 26, 2019, and graphically
23 depicted in **Exhibit 2**, both of which are **attached hereto** (Subject
24 Property), have applied for a rezoning and reclassification of that
25 property from Residential Rural-Acre (RR-Acre) District to Planned
26 Unit Development (PUD) District, as described in Section 1 below;
27 and

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

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

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

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

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

15 **Section 1. Property Rezoned.** The Subject Property is
16 hereby rezoned and reclassified from Residential Rural-Acre (RR-
17 Acre) District to Planned Unit Development (PUD) District. This new
18 PUD district shall generally permit single family residential uses,
19 and is described, shown and subject to the following documents,
20 **attached hereto:**

21 **Exhibit 1** - Legal Description dated December 26, 2019.

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

23 **Exhibit 3** - Written Description dated November 19, 2019.

24 **Exhibit 4** - Site Plan dated November 12, 2019.

25 **Section 2. Owner and Description.** The Subject Property
26 is owned by Cathie Holbrook Davis, et al., and is legally described
27 in **Exhibit 1, attached hereto.** The agent is Curtis L. Hart, 8051
28 Tara Lane, Jacksonville, Florida 32216; (904) 993-5008.

29 **Section 3. Disclaimer.** The rezoning granted herein
30 shall **not** be construed as an exemption from any other applicable
31 local, state, or federal laws, regulations, requirements, permits

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

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

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16 Form Approved:

17
18 /s/ Shannon K. Eller

19 Office of General Counsel

20 Legislation Prepared By: Connie Quinto

21 GC-#1330694-v1-Coleman_Road_PUD_Z-2527