

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-303**

5 AN ORDINANCE REZONING APPROXIMATELY 4.91± ACRES
6 LOCATED IN COUNCIL DISTRICT 6 AT 12217 OLD ST.
7 AUGUSTINE ROAD, BETWEEN ARIANA ELYSE DRIVE AND
8 FRENCH LANE (R.E. NO. 157212-0000), AS
9 DESCRIBED HEREIN, OWNED BY THE ALAN MICHAEL
10 WINTERS TRUST, FROM RESIDENTIAL RURAL-ACRE (RR-
11 ACRE) DISTRICT TO RESIDENTIAL LOW DENSITY-70
12 (RLD-70) DISTRICT, AS DEFINED AND CLASSIFIED
13 UNDER THE ZONING CODE; PROVIDING A DISCLAIMER
14 THAT THE REZONING GRANTED HEREIN SHALL NOT BE
15 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
16 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
17

18 **WHEREAS**, the Alan Michael Winters Trust, the owner of
19 approximately 4.91± acres located in Council District 6 at 12217 Old
20 St. Augustine Road, between Ariana Elyse Drive and French Lane (R.E.
21 No. 157212-0000), as more particularly described in **Exhibit 1**, dated
22 February 6, 2020, and graphically depicted in **Exhibit 2**, both of
23 which are **attached hereto** (Subject Property), has applied for a
24 rezoning and reclassification of the Subject Property from
25 Residential Rural-Acre (RR-Acre) District to Residential Low Density-
26 70 (RLD-70) District; and

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

29 **WHEREAS**, the Planning Commission, acting as the local planning
30 agency, has reviewed the application and made an advisory
31 recommendation to the Council; and

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

3 **WHEREAS**, taking into consideration the above recommendations and
4 all other evidence entered into the record and testimony taken at the
5 public hearings, the Council finds that such rezoning: (1) is
6 consistent with the *2030 Comprehensive Plan*; (2) furthers the goals,
7 objectives and policies of the *2030 Comprehensive Plan*; and (3) is
8 not in conflict with any portion of the City's land use regulations;
9 now, therefore

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

11 **Section 1. Property Rezoned.** The Subject Property is
12 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)
13 District to Residential Low Density-70 (RLD-70) District, as defined
14 and classified under the Zoning Code, City of Jacksonville, Florida.

15 **Section 2. Owner and Description.** The Subject Property is
16 owned by the Alan Michael Winters Trust, and is described in **Exhibit**
17 **1, attached hereto.** The agent is Janis Fleet, 11557 Hidden Harbor
18 Way, Jacksonville, Florida 32223; (904) 666-7038.

19 **Section 3. Disclaimer.** The rezoning granted herein shall
20 **not** be construed as an exemption from any other applicable local,
21 state, or federal laws, regulations, requirements, permits or
22 approvals. All other applicable local, state or federal permits or
23 approvals shall be obtained before commencement of the development
24 or use and issuance of this rezoning is based upon acknowledgement,
25 representation and confirmation made by the applicant(s), owners(s),
26 developer(s) and/or any authorized agent(s) or designee(s) that the
27 subject business, development and/or use will be operated in strict
28 compliance with all laws. Issuance of this rezoning does **not** approve,
29 promote or condone any practice or act that is prohibited or
30 restricted by any federal, state or local laws.

31 **Section 4. Effective Date.** The enactment of this Ordinance

1 shall be deemed to constitute a quasi-judicial action of the City
2 Council and shall become effective upon signature by the Council
3 President and Council Secretary.

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5 Form Approved:

6
7 /s/ Shannon K. Eller

8 Office of General Counsel

9 Legislation Prepared By: Erin Abney

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