

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2021-870-E**

5 AN ORDINANCE REZONING APPROXIMATELY 29.39± ACRES  
6 LOCATED IN COUNCIL DISTRICT 2 AT 0 GATE LANE,  
7 BETWEEN GATE LANE AND CLAPBOARD CROSSING WAY  
8 (R.E. NO. 159828-0000), AS DESCRIBED HEREIN,  
9 OWNED BY C. DONALD MACLEAN, JR., FROM  
10 RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT TO  
11 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
13 PERMIT SINGLE FAMILY RESIDENTIAL USES, AS  
14 DESCRIBED IN THE BRADLEY POND ESTATES PUD; PUD  
15 SUBJECT TO CONDITIONS; PROVIDING A DISCLAIMER  
16 THAT THE REZONING GRANTED HEREIN SHALL NOT BE  
17 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
18 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
19

20 **WHEREAS**, James Paul MacLean, as agent acting under the authority  
21 of Durable Power of Attorney for C. Donald MacLean, Jr., owner of  
22 approximately 29.39± acres located in Council District 2 at 0 Gate  
23 Lane (R.E. No. 159828-0000), as more particularly described in **Exhibit**  
24 **1**, dated August 30, 2021, and graphically depicted in **Exhibit 2**, both  
25 of which are **attached hereto** (the "Subject Property"), has applied  
26 for a rezoning and reclassification of that property from Residential  
27 Rural-Acre (RR-Acre) District to Planned Unit Development (PUD)  
28 District, as described in Section 1 below; and

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

31 **WHEREAS**, the Land Use and Zoning Committee, after due notice and

1 public hearing, has made its recommendation to the Council; and

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

21 **Exhibit 1** - Legal Description dated August 30, 2021.

22 **Exhibit 2** - Subject Property Map (prepared by P&DD).

23 **Exhibit 3** - Written Description dated November 1, 2021.

24 **Exhibit 4** - Site Plan dated October 29, 2021.

25 **Section 2. Rezoning Approved Subject to Conditions.** This  
26 rezoning is approved subject to the following conditions. Such  
27 conditions control over the Written Description and the Site Plan and  
28 may only be amended through a rezoning.

29 (1) Sidewalks shall meet the requirements of Section 654.133 (e)  
30 and (f) of the City of Jacksonville *Ordinance Code*.

31 (2) The proposed roadway cross section shall match that found

1 in City Standard Details for the City of Jacksonville, Plate P-127.

2       **Section 3.       Owner and Description.**       The Subject Property  
3 is owned by C. Donald MacLean, Jr., and is legally described in  
4 **Exhibit 1, attached hereto.**       The applicant is Curtis L. Hart, 8051  
5 Tara Lane, Jacksonville, Florida 32216; (904) 993-5008.

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

18       **Section 5.       Effective Date.**       The enactment of this Ordinance  
19 shall be deemed to constitute a quasi-judicial action of the City  
20 Council and shall become effective upon signature by the Council  
21 President and the Council Secretary.

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23 Form Approved:

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25                 /s/ Mary E. Staffopoulos          

26 Office of General Counsel  
27 Legislation Prepared By: Kaysie Cox

28 GC-#1480514-v1-2021-870-E