

1 Introduced 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 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**, Helen M. Dunn (the remainderman owner upon cessation
19 of Helen Stanley Gatlin's life estate), the owner of approximately
20 8.14± acres located in Council District 6 at 12045 Aladdin Road,
21 between Aladdin Road and Marbon Road (R.E. No. 158113-0005), as more
22 particularly described in **Exhibit 1**, dated August 22, 2022, and
23 graphically depicted in **Exhibit 2**, both of which are attached hereto
24 (the "Subject Property"), has applied for a rezoning and
25 reclassification of the Subject Property from Residential Rural-Acre
26 (RR-Acre) District to Residential Low Density-70 (RLD-70) District;
27 and

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

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

1 recommendation to the Council; and

2 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due
3 notice, held a public hearing and made its recommendation to the
4 Council; and

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

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

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

17 **Section 2. Owner and Description.** The Subject Property is
18 owned by Helen M. Dunn (the remainderman owner upon cessation of
19 Helen Stanley Gatlin's life estate) and is described in **Exhibit 1**,
20 attached hereto. The applicant is Steve Diebenow, Esq., One
21 Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)
22 301-1269.

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

1 compliance with all laws. Issuance of this rezoning does **not** approve,
2 promote or condone any practice or act that is prohibited or
3 restricted by any federal, state or local laws.

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

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9 Form Approved:

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11 /s/ Mary E. Staffopoulos

12 Office of General Counsel

13 Legislation Prepared By: Kaysie Cox

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