

1 Introduced, substituted and amended by the Land Use and Zoning
2 Committee:

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4
5 **ORDINANCE 2022-857-E**

6 AN ORDINANCE REZONING APPROXIMATELY 8.14± ACRES
7 LOCATED IN COUNCIL DISTRICT 6 AT 12045 ALADDIN
8 ROAD, BETWEEN ALADDIN ROAD AND MARBON ROAD (R.E.
9 NO. 158113-0005), AS DESCRIBED HEREIN, OWNED BY
10 HELEN STANLEY GATLIN (LIFE ESTATE) AND HELEN M.
11 DUNN (REMAINDERMAN), FROM RESIDENTIAL RURAL-ACRE
12 (RR-ACRE) DISTRICT TO PLANNED UNIT DEVELOPMENT
13 (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER
14 THE ZONING CODE, TO PERMIT SINGLE-FAMILY
15 RESIDENTIAL USES, AS DESCRIBED IN THE ALADDIN
16 ROAD PUD; PROVIDING A DISCLAIMER THAT THE
17 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
18 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
19 PROVIDING AN EFFECTIVE DATE.

20
21 **WHEREAS**, Helen M. Dunn (the remainderman owner upon cessation
22 of Helen Stanley Gatlin's life estate), the owner of approximately
23 8.14± acres located in Council District 6 at 12045 Aladdin Road,
24 between Aladdin Road and Marbon Road (R.E. No. 158113-0005), as more
25 particularly described in **Exhibit 1**, dated January 26, 2023, and
26 graphically depicted in **Exhibit 2**, both of which are attached hereto
27 (the "Subject Property"), has applied for a rezoning and
28 reclassification of the Subject Property from Residential Rural-Acre
29 (RR-Acre) District to Planned Unit Development (PUD) District, as
30 described in Section 1 below; and

31 **WHEREAS**, the Planning and Development Department has considered

1 the application and has rendered an advisory recommendation; and

2 **WHEREAS**, the Planning Commission has considered the application
3 and has rendered an advisory opinion; and

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

6 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
7 with the *2045 Comprehensive Plan*; (2) furthers the goals, objectives
8 and policies of the *2045 Comprehensive Plan*; and (3) not in conflict
9 with any portion of the City's land use regulations; and

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

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

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

25 **Exhibit 1** - Legal Description dated January 26, 2023.

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

27 **Revised Exhibit 3** - Revised Written Description dated April 25, 2023.

28 **Exhibit 4** - Site Plan dated January 17, 2023.

29 **Section 2. Owner and Applicant Description.** The Subject
30 Property is owned by Helen M. Dunn (the remainderman owner upon
31 cessation of Helen Stanley Gatlin's life estate) and is legally

1 described in **Exhibit 1**, attached hereto. The applicant is Steve
2 Diebenow, Esq., One Independent Drive, Suite 1200, Jacksonville,
3 Florida 32202; (904) 301-1269.

4 **Section 3. Disclaimer.** The rezoning granted herein shall
5 **not** be construed as an exemption from any other applicable local,
6 state, or federal laws, regulations, requirements, permits or
7 approvals. All other applicable local, state or federal permits or
8 approvals shall be obtained before commencement of the development
9 or use and issuance of this rezoning is based upon acknowledgement,
10 representation and confirmation made by the applicant(s), owners(s),
11 developer(s) and/or any authorized agent(s) or designee(s) that the
12 subject business, development and/or use will be operated in strict
13 compliance with all laws. Issuance of this rezoning does **not** approve,
14 promote or condone any practice or act that is prohibited or
15 restricted by any federal, state or local laws.

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

20
21 Form Approved:

22
23 /s/ Mary E. Staffopoulos

24 Office of General Counsel

25 Legislation Prepared By: Kaysie Cox

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