

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-20**

5 AN ORDINANCE REZONING APPROXIMATELY 23.59±
6 ACRES, LOCATED IN COUNCIL DISTRICT 6 AT 3323
7 LORETTO ROAD, 0 FAIRBANKS ROAD, 3318 FAIRBANKS
8 ROAD AND 3301 KENNEDY LANE, BETWEEN KENNEDY
9 LANE AND LAZY WILLOW LANE (R.E. NOS. 156120-
10 0000, 156326-0000, 156327-0000 AND 158109-
11 0000), AS DESCRIBED HEREIN, OWNED BY THE MUREL
12 G. CISSELL LIVING TRUST AND CISSELL REAL
13 ESTATE HOLDINGS, LLC, FROM RESIDENTIAL RURAL-
14 ACRE (RR-ACRE) DISTRICT TO PLANNED UNIT
15 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
16 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
17 SINGLE FAMILY RESIDENTIAL USES, AS DESCRIBED
18 IN THE LORETTO ROAD PUD; PROVIDING A
19 DISCLAIMER THAT THE REZONING GRANTED HEREIN
20 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM
21 ANY OTHER APPLICABLE LAWS; PROVIDING AN
22 EFFECTIVE DATE.
23

24 **WHEREAS**, the Murel G. Cissell Living Trust and Cissell Real
25 Estate Holdings, LLC, the owners of approximately 23.59± acres,
26 located in Council District 6 at 3323 Loretto Road, 0 Fairbanks
27 Road, 3318 Fairbanks Road and 3301 Kennedy Lane, between Kennedy
28 Lane and Lazy Willow Lane (R.E. Nos. 156120-0000, 156326-0000,
29 156327-0000 and 158109-0000), as more particularly described in
30 **Exhibit 1**, dated November 14, 2019, and graphically depicted in
31 **Exhibit 2**, both of which are **attached hereto** (Subject Property),

1 have applied for a rezoning and reclassification of that property
2 from Residential Rural-Acre (RR-Acre) District to Planned Unit
3 Development (PUD) District, as described in Section 1 below; and

4 **WHEREAS,** the Planning Commission has considered the
5 application and has rendered an advisory opinion; and

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

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

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

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

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

28 **Exhibit 1** - Legal Description dated November 14, 2019.

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

30 **Exhibit 3** - Written Description dated December 4, 2019.

31 **Exhibit 4** - Site Plan dated December 4, 2019.

1 **Section 2. Owner and Description.** The Subject Property
2 is owned by the Murel G. Cissell Living Trust and Cissell Real
3 Estate Holdings, LLC, and is legally described in **Exhibit 1,**
4 **attached hereto.** The agent is Curtis L. Hart, 8051 Tara Lane,
5 Jacksonville, Florida 32216; (904) 993-5008.

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

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

23
24 Form Approved:

25
26 /s/ Shannon K. Eller

27 Office of General Counsel

28 Legislation Prepared By: Bruce Lewis

29 GC-#1328852-v1-Loretto_Rd_PUD_Z-2618