

1 Introduced and amended by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2020-16-E**

5 AN ORDINANCE REZONING APPROXIMATELY 3.99±
6 ACRES, LOCATED IN COUNCIL DISTRICT 7 AT 13916
7 WOODLAND DRIVE, BETWEEN MAX LEGGETT PARKWAY
8 AND MAIN STREET NORTH (R.E. NO. 107693-0005),
9 AS DESCRIBED HEREIN, OWNED BY WOODLAND
10 SIGNATURE, LLC, FROM INDUSTRIAL LIGHT (IL) AND
11 PLANNED UNIT DEVELOPMENT (PUD) (2008-276-E)
12 DISTRICTS TO PLANNED UNIT DEVELOPMENT (PUD)
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
14 ZONING CODE, TO PERMIT COMMERCIAL USES, AS
15 DESCRIBED IN THE WOODLAND DRIVE PUD; PUD
16 SUBJECT TO CONDITIONS; PROVIDING A DISCLAIMER
17 THAT THE REZONING GRANTED HEREIN SHALL NOT BE
18 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
19 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
20

21 **WHEREAS**, Woodland Signature, LLC, the owner of approximately
22 3.99± acres, located in Council District 7 at 13916 Woodland Drive,
23 between Max Leggett Parkway and Main Street North (R.E. No. 107693-
24 0005), as more particularly described in **Exhibit 1**, dated December
25 30, 2019, and graphically depicted in **Exhibit 2**, both of which are
26 **attached hereto** (Subject Property), has applied for a rezoning and
27 reclassification of that property from Industrial Light (IL) and
28 Planned Unit Development (PUD) (2008-276-E) Districts to Planned
29 Unit Development (PUD) District, as described in Section 1 below;
30 and

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

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

5 **WHEREAS,** the Council finds that such rezoning is: (1)
6 consistent with the *2030 Comprehensive Plan*; (2) furthers the
7 goals, objectives and policies of the *2030 Comprehensive Plan*; and
8 (3) is not in conflict with any portion of the City's land use
9 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 Industrial Light (IL) and
21 Planned Unit Development (PUD) (2008-276-E) Districts to Planned
22 Unit Development (PUD) District. This new PUD district shall
23 generally permit commercial uses, and is described, shown and
24 subject to the following documents, **attached hereto:**

25 **Exhibit 1** - Legal Description dated December 30, 2019.

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

27 **Revised Exhibit 3** - Revised Written Description dated January 14,
28 2020.

29 **Revised Exhibit 4** - Revised Site Plan dated February 12, 2020.

30 **Section 2. Rezoning Approved Subject to Conditions.** This
31 rezoning is approved subject to the following conditions. Such

1 conditions control over the Written Description and the Site Plan
2 and may only be amended through a rezoning.

3 (1) At the time of Verification of Substantial Compliance of
4 the PUD, the developer shall submit a site plan showing
5 preservation of all trees 6" DBH or greater for the first twenty
6 feet outside the right-of-way along Max Leggett Parkway and
7 Woodland Drive, except where providing access.

8 (2) A left turn shall be provided into the site on Max
9 Leggett Parkway.

10 (3) Prior to the first final inspection within any phase of
11 development, the owner or their agent shall submit to the Planning
12 and Development Department for its review and approval either: (a)
13 an affidavit documenting that all conditions to the development
14 order have been satisfied, or (b) a detailed agreement for the
15 completion of all conditions to the development order.

16 **Section 3. Owner and Description.** The Subject Property
17 is owned by Woodland Signature, LLC, and is legally described in
18 **Exhibit 1, attached hereto.** The agent is Emily Pierce, Esq., 1301
19 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207;
20 (904) 398-3911.

21 **Section 4. Disclaimer.** The rezoning granted herein
22 shall not be construed as an exemption from any other applicable
23 local, state, or federal laws, regulations, requirements, permits
24 or approvals. All other applicable local, state or federal permits
25 or approvals shall be obtained before commencement of the
26 development or use and issuance of this rezoning is based upon
27 acknowledgement, representation and confirmation made by the
28 applicant(s), owner(s), developer(s) and/or any authorized agent(s)
29 or designee(s) that the subject business, development and/or use
30 will be operated in strict compliance with all laws. Issuance of
31 this rezoning does not approve, promote or condone any practice or

