

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-169**

5 AN ORDINANCE REZONING APPROXIMATELY 30.24±
6 ACRES IN COUNCIL DISTRICT 2 AT 0 STARRATT
7 ROAD, BETWEEN STARRATT ROAD AND HIDDEN CREEK
8 DRIVE (R.E. NOS. 106175-0010, 106176-0200, AND
9 108426-0370) OWNED BY YELLOW BLUFF PARTNERS,
10 LLC, AND DAVID JAMES VICKERS, ET AL., AS
11 DESCRIBED HEREIN, FROM PLANNED UNIT
12 DEVELOPMENT (90-685-433 AND MM-17-28) (PUD)
13 AND RESIDENTIAL LOW DENSITY-90 (RLD-90)
14 DISTRICTS TO PLANNED UNIT DEVELOPMENT (PUD)
15 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
16 ZONING CODE, TO PERMIT SINGLE FAMILY
17 RESIDENTIAL USES, AS DESCRIBED IN THE TIMBER
18 COVE PUD, PURSUANT TO FUTURE LAND USE MAP
19 SERIES (FLUMS) LARGE-SCALE AMENDMENT
20 APPLICATION L-5391-19A; PROVIDING A DISCLAIMER
21 THAT THE REZONING GRANTED HEREIN SHALL NOT BE
22 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
23 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
24

25 **WHEREAS,** the City of Jacksonville adopted a Large-Scale
26 Amendment to the *2030 Comprehensive Plan* for the purpose of
27 revising portions of the Future Land Use Map series (FLUMs) in
28 order to ensure the accuracy and internal consistency of the plan,
29 pursuant to application L-5391-19A and companion land use Ordinance
30 2020-168; and

31 **WHEREAS,** in order to ensure consistency of zoning district

1 with the *2030 Comprehensive Plan* and the adopted companion Large-
2 Scale Amendment L-5391-19A, an application to rezone and reclassify
3 from Planned Unit Development (90-685-433 and MM-17-28) (PUD) and
4 Residential Low Density-90 (RLD-90) Districts to Planned Unit
5 Development (PUD) District was filed by T.R. Hainline, Esq., on
6 behalf of Yellow Bluff Partners, LLC, and David James Vickers, et
7 al., the owners of approximately 30.24± acres of certain real
8 property in Council District 2, as more particularly described in
9 Section 1; and

10 **WHEREAS**, the Planning and Development Department, in order to
11 ensure consistency of this zoning district with the *2030*
12 *Comprehensive Plan*, has considered the rezoning and has rendered an
13 advisory opinion; and

14 **WHEREAS**, the Planning Commission has considered the
15 application and has rendered an advisory opinion; and

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

19 **WHEREAS**, the City Council after due notice held a public
20 hearing, taking into consideration the above recommendations as
21 well as all oral and written comments received during the public
22 hearings, the Council finds that such rezoning is consistent with
23 the *2030 Comprehensive Plan* adopted under the comprehensive
24 planning ordinance for future development of the City of
25 Jacksonville; and

26 **WHEREAS**, the Council finds that the proposed PUD does not
27 affect adversely the orderly development of the City as embodied in
28 the *Zoning Code*; will not affect adversely the health and safety of
29 residents in the area; will not be detrimental to the natural
30 environment or to the use or development of the adjacent properties
31 in the general neighborhood; and the proposed PUD will accomplish

1 the objectives and meet the standards of Section 656.340 (Planned
2 Unit Development) of the *Zoning Code* of the City of Jacksonville;
3 now, therefore

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

5 **Section 1. Subject Property Location and Description.** The
6 approximately 30.24± acres (R.E. Nos. 106175-0010, 106176-0200, and
7 108426-0370) are in Council District 2 at 0 Starratt Road, between
8 Starratt Road and Hidden Creek Drive, as more particularly
9 described in **Exhibit 1**, dated January 24, 2020, **attached hereto** and
10 incorporated herein by this reference (Subject Property).

11 **Section 2. Owner and Applicant Description.** The subject
12 property is owned by Yellow Bluff Partners, LLC, and David James
13 Vickers, et al. The applicant is T.R. Hainline, Esq., 1301
14 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207;
15 (904) 346-5531.

16 **Section 3. Property Rezoned.** The Subject Property,
17 pursuant to adopted companion Large-Scale Amendment L-5391-19A, is
18 hereby rezoned and reclassified from Planned Unit Development (90-
19 685-433 and MM-17-28) (PUD) and Residential Low Density-90 (RLD-90)
20 Districts to Planned Unit Development (PUD) District. This new PUD
21 district shall generally permit single family residential uses, and
22 is described, shown and subject to the following documents,
23 **attached hereto:**

24 **Exhibit 1** - Legal Description dated January 24, 2020.

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

26 **Exhibit 3** - Written Description dated February 10, 2020.

27 **Exhibit 4** - Site Plan dated January 2020.

28 **Section 4. Contingency.** This rezoning shall not become
29 effective until 31 days after adoption of the companion Large-Scale
30 Amendment unless challenged by the state land planning agency; and
31 further provided that if the companion Large-Scale Amendment is

1 challenged by the state land planning agency, this rezoning shall
2 not become effective until the state land planning agency or the
3 Administration Commission issues a final order determining the
4 companion Large-Scale Amendment is in compliance with Chapter 163,
5 *Florida Statutes*.

6 **Section 5. 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 6. 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.

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24 Form Approved:

25
26 /s/ Shannon K. Eller

27 Office of General Counsel

28 Legislation Prepared By: Connie Quinto

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