

1 Introduced and substituted by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-98**

5 AN ORDINANCE REZONING APPROXIMATELY 40.64±
6 ACRES, LOCATED IN COUNCIL DISTRICT 6, OFF OF
7 ALADDIN ROAD, NORTH OF JULINGTON CREEK ROAD, AND
8 SOUTH OF TAR KILN ROAD, AS DESCRIBED HEREIN,
9 OWNED BY THE CRAWFORD L. JOHNSTON TRUST, ET AL.,
10 FROM RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT
11 TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT
12 (24.22 ACRES) AND CONSERVATION (CSV) DISTRICT
13 (16.42 ACRES), 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.
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21 **WHEREAS**, the Crawford L. Johnston Trust, et al., the owners of
22 approximately 40.64± acres located in Council District 6, off of
23 Aladdin Road, north of Julington Creek Road, and south of Tar Kiln
24 Road, as more particularly described in **Exhibit 1**, dated January 21,
25 2020, and graphically depicted in **Exhibit 2**, both of which are
26 **attached hereto** (Subject Property), have applied for a rezoning and
27 reclassification of that property from Residential Rural-Acre (RR-
28 Acre) District to Planned Unit Development (PUD) District (24.22
29 acres) and Conservation (CSV) District (16.42 acres), as described
30 in Section 1 below; and

31 **WHEREAS**, the Planning Commission has considered the application

1 and has rendered an advisory opinion; and

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

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

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

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

17 **Section 1. Property Rezoned.** The Subject Property is
18 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)
19 District to Planned Unit Development (PUD) District (24.22 acres) and
20 Conservation (CSV) District (16.42 acres). This new PUD district
21 shall generally permit single family residential uses, and is
22 described, shown and subject to the following documents, **attached**
23 **hereto:**

24 **Exhibit 1** - Legal Description dated January 21, 2020.

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

26 **Exhibit 3** - Written Description dated April 4, 2020.

27 **Exhibit 4** - Site Plan dated May 13, 2020.

28 **Section 2. Owner and Description.** The Subject Property
29 is owned by the Crawford L. Johnston Trust, et al., and is legally
30 described in **Exhibit 1, attached hereto.** The agent is Vernon H.
31 Smith, 1 San Jose Place, Suite 7, Jacksonville, Florida 32257; (904)

1 268-9990.

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

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

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19 Form Approved:

20
21 /s/ Shannon K. Eller

22 Office of General Counsel

23 Legislation Prepared By: Erin Abney

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