

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-659**

5 AN ORDINANCE REZONING APPROXIMATELY 473.78±
6 ACRES, LOCATED IN COUNCIL DISTRICT 8 WEST OF
7 CISCO DRIVE WEST AND NORTH AND SOUTH OF KEVIN
8 ALLEN LANE, AS DESCRIBED HEREIN, OWNED BY
9 DOROTHY'S LANDING, LLC, ET AL., FROM PLANNED
10 UNIT DEVELOPMENT-SATELLITE COMMUNITY (PUD-SC)
11 DISTRICT (2005-412-E) TO PLANNED UNIT
12 DEVELOPMENT-SATELLITE COMMUNITY (PUD-SC)
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
14 ZONING CODE, TO PERMIT MIXED-USE DEVELOPMENT, AS
15 DESCRIBED IN THE COPE'S LANDING RURAL VILLAGE
16 PUD-SC; PROVIDING A DISCLAIMER THAT THE REZONING
17 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
18 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
19 PROVIDING AN EFFECTIVE DATE.
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21 **WHEREAS**, Dorothy's Landing, LLC, et al., the owners of
22 approximately 473.78± acres, located in Council District 8 west of
23 Cisco Drive West and north and south of Kevin Allen Lane, as more
24 particularly described in **Exhibit 1**, dated September 1, 2020, and
25 graphically depicted in **Exhibit 2**, both of which are **attached hereto**
26 (Subject Property), have applied for a rezoning and reclassification
27 of that property from Planned Unit Development-Satellite Community
28 (PUD-SC) District (2005-412-E) to Planned Unit Development-Satellite
29 Community (PUD-SC) District, as described in Section 1 below; and

30 **WHEREAS**, the Planning Commission has considered the application
31 and has rendered an advisory opinion; and

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

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

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

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

16 **Section 1. Property Rezoned.** The Subject Property is
17 hereby rezoned and reclassified from Planned Unit Development-
18 Satellite Community (PUD-SC) District (2005-412-E) to Planned Unit
19 Development-Satellite Community (PUD-SC) District. This new PUD
20 district shall generally permit mixed-use development, and is
21 described, shown and subject to the following documents, **attached**
22 **hereto:**

23 **Exhibit 1** - Legal Description dated September 1, 2020.

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

25 **Exhibit 3** - Written Description dated October 14, 2020.

26 **Exhibit 4** - Site Plan dated August 26, 2020.

27 **Section 2. Owner and Description.** The Subject Property
28 is owned by Dorothy's Landing, LLC, et al., and is legally described
29 in **Exhibit 1, attached hereto.** The agent is T.R. Hainline, Esq.,
30 1301 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207;
31 (904) 346-5531.

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

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

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18 Form Approved:

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20 /s/ Shannon K. Eller

21 Office of General Counsel
22 Legislation Prepared By: Arimus Wells

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