

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-662**

5 AN ORDINANCE REZONING APPROXIMATELY 0.38± OF AN
6 ACRE, LOCATED IN COUNCIL DISTRICT 1 AT 3148 DE
7 CARLO LANE AND 3206 DE CARLO LANE, BETWEEN
8 FIESTA LANE AND CATHEDRAL LANE (R.E. NOS.
9 119305-0000 AND 119306-0000), AS DESCRIBED
10 HEREIN, OWNED BY STEPHANIE A. COBB AND JAMES
11 GORDON, FROM RESIDENTIAL LOW DENSITY-60 (RLD-
12 60) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
14 ZONING CODE, TO PERMIT COMMUNITY RESIDENTIAL
15 FOSTER CARE USES, AS DESCRIBED IN THE CARE
16 OPTIONS SUPPORT SERVICES, LLC PUD; PROVIDING A
17 DISCLAIMER THAT THE REZONING GRANTED HEREIN
18 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
19 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
20 DATE.

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22 **WHEREAS**, Stephanie A. Cobb and James Gordon, the owners of
23 approximately 0.38± of an acre, located in Council District 1 at 3148
24 De Carlo Lane and 3206 De Carlo Lane, between Fiesta Lane and
25 Cathedral Lane (R.E. Nos. 119305-0000 and 119306-0000), as more
26 particularly described in **Exhibit 1**, dated October 6, 2020, and
27 graphically depicted in **Exhibit 2**, both of which are **attached hereto**
28 (Subject Property), have applied for a rezoning and reclassification
29 of that property from Residential Low Density-60 (RLD-60) District
30 to Planned Unit Development (PUD) District, as described in Section
31 1 below; and

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

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

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

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

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

18 **Section 1. Property Rezoned.** The Subject Property is
19 hereby rezoned and reclassified from Residential Low Density-60 (RLD-
20 60) District to Planned Unit Development (PUD) District. This new PUD
21 district shall generally permit community residential foster care
22 uses, and is described, shown and subject to the following documents,
23 **attached hereto:**

24 **Exhibit 1** - Legal Description dated October 6, 2020.

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

26 **Exhibit 3** - Written Description dated October 6, 2020.

27 **Exhibit 4** - Site Plan dated October 6, 2020.

28 **Section 2. Owner and Description.** The Subject Property
29 is owned by Stephanie A. Cobb and James Gordon, and is legally
30 described in **Exhibit 1, attached hereto.** The applicant is Fred
31 Atwill, 9001 Forest Acres Lane, Jacksonville, Florida 32234; (904)

