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

ORDINANCE 2020-659-E

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 DESCRIBED IN THE COPE'S LANDING RURAL VILLAGE 15 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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Dorothy's Landing, LLC, et al., the owners 21 WHEREAS, 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 particularly described in Exhibit 1, dated September 1, 2020, and 24 graphically depicted in Exhibit 2, both of which are attached hereto 25 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

Amended 12/8/20 Enacted 12/8/20

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

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 conflict with any portion of the City's land use regulations; and 6

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 meet the standards of Section 656.340 (Planned Unit Development) of 13 14 the Zoning Code; now, therefore

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.

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25 Revised Exhibit 3 - Revised Written Description dated November 18, 26 2020.

27 Revised Exhibit 4 - Revised Site Plan dated November 16, 2020.

28 **Exhibit 5 -** Illustrative Site Plan dated November 13, 2020.

Section 2. 29 **Owner and Description**. The Subject Property 30 is owned by Dorothy's Landing, LLC, et al., and is legally described 31 in Exhibit 1, attached hereto. The agent is T.R. Hainline, Esq.,

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Amended 12/8/20 Enacted 12/8/20

1 1301 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207;
(904) 346-5531.

3 Section 3. Disclaimer. The rezoning granted herein shall **not** be construed as an exemption from any other applicable 4 5 local, state, or federal laws, regulations, requirements, permits or approvals. All other applicable local, state or federal permits or 6 7 approvals shall be obtained before commencement of the development or use and issuance of this rezoning is based upon acknowledgement, 8 9 representation and confirmation made by the applicant(s), owner(s), 10 developer(s) and/or any authorized agent(s) or designee(s) that the 11 subject business, development and/or use will be operated in strict 12 compliance with all laws. Issuance of this rezoning does not approve, 13 promote or condone any practice or act that is prohibited or restricted by any federal, state or local laws. 14

15 Section 4. Effective Date. The enactment of this Ordinance 16 shall be deemed to constitute a quasi-judicial action of the City 17 Council and shall become effective upon signature by the Council 18 President and the Council Secretary.

20 Form Approved:

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22 /s/ Shannon K. Eller

23 Office of General Counsel

24 Legislation Prepared By: Arimus Wells

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