

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

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  
19 ANY OTHER APPLICABLE LAWS; PROVIDING AN  
20 EFFECTIVE DATE.  
21

22 **WHEREAS**, Stephanie A. Cobb and James Gordon, the owners of  
23 approximately 0.38± of an acre, located in Council District 1 at  
24 3148 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**  
28 **hereto** (Subject Property), have applied for a rezoning and  
29 reclassification of that property from Residential Low Density-60  
30 (RLD-60) District to Planned Unit Development (PUD) District, as  
31 described in Section 1 below; and

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

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

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

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

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

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

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

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

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

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

29           **Section 2. Owner and Description.** The Subject Property  
30 is owned by Stephanie A. Cobb and James Gordon, and is legally  
31 described in **Exhibit 1, attached hereto**. The applicant is Fred

1 Atwill, 9001 Forest Acres Lane, Jacksonville, Florida 32234; (904)  
2 610-8975.

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

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

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21 Form Approved:

22  
23 /s/ Shannon K. Eller

24 Office of General Counsel

25 Legislation Prepared By: Arimus Wells

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