

1 Introduced by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2021-169**

5 AN ORDINANCE REZONING APPROXIMATELY 2.56± ACRES,
6 LOCATED IN COUNCIL DISTRICT 2 AT 0 MCCORMICK
7 ROAD, BETWEEN KERNAN BOULEVARD AND CHANDELIER
8 DRIVE (R.E. NO. 161020-0800) AS DESCRIBED
9 HEREIN, OWNED BY WONDERWOOD LAND TRUST, FROM
10 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (2015-
11 208-E) TO PLANNED UNIT DEVELOPMENT (PUD)
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
13 ZONING CODE, TO PERMIT COMMERCIAL USES, AS
14 DESCRIBED IN THE MCCORMICK STATION 2 PUD;
15 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
16 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
17 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
18 EFFECTIVE DATE.

19
20 **WHEREAS**, Wonderwood Land Trust, the owner of approximately 2.56±
21 acres, located in Council District 2 at 0 McCormick Road, between
22 Kernan Boulevard and Chandelier Drive (R.E. No. 161020-0800), as more
23 particularly described in **Exhibit 1**, dated February 23, 2021, and
24 graphically depicted in **Exhibit 2**, both of which are **attached hereto**
25 (Subject Property), has applied for a rezoning and reclassification
26 of that property from Planned Unit Development (PUD) District (2015-
27 208-E) to Planned Unit Development (PUD) District, as described in
28 Section 1 below; and

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

31 **WHEREAS**, the Land Use and Zoning Committee, after due notice and

1 public hearing, has made its recommendation to the Council; and

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

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

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

15 **Section 1. Property Rezoned.** The Subject Property is
16 hereby rezoned and reclassified from Planned Unit Development (PUD)
17 District (2015-208-E) to Planned Unit Development (PUD) District.
18 This new PUD district shall generally permit commercial uses, and is
19 described, shown and subject to the following documents, **attached**
20 **hereto:**

21 **Exhibit 1** - Legal Description dated February 23, 2021.

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

23 **Exhibit 3** - Written Description dated February 18, 2021.

24 **Exhibit 4** - Site Plan dated February 18, 2021.

25 **Section 2. Owner and Description.** The Subject Property
26 is owned by Wonderwood Land Trust, and is legally described in **Exhibit**
27 **1, attached hereto.** The applicant is Michael Herzberg, 12483 Aladdin
28 Road, Jacksonville, Florida 32223; (904) 731-8806.

29 **Section 3. Disclaimer.** The rezoning granted herein
30 shall **not** be construed as an exemption from any other applicable
31 local, state, or federal laws, regulations, requirements, permits or

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

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

14
15 Form Approved:

16
17 /s/ Shannon K. Eller

18 Office of General Counsel

19 Legislation Prepared By: Connor Corrigan

20 GC-#1419684-v1-McCormick_Station_2_PUD_Z-3335.docx