

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-406**

5 AN ORDINANCE REZONING APPROXIMATELY 36.76± ACRES
6 IN COUNCIL DISTRICT 4 AT 3800 ST. JOHNS BLUFF
7 ROAD SOUTH, BETWEEN ST. JOHNS INDUSTRIAL PARKWAY
8 SOUTH AND ALUMNI WAY (R.E. NO. 167461-0150)
9 OWNED BY MOROCCO SHRINE ASSOCIATION, INC., AS
10 DESCRIBED HEREIN, FROM RESIDENTIAL LOW DENSITY-
11 60 (RLD-60) DISTRICT AND PLANNED UNIT
12 DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT
13 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
14 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT A
15 MIXED USE DEVELOPMENT, AS DESCRIBED IN THE
16 MOROCCO TOWN CENTER PUD, PURSUANT TO FUTURE LAND
17 USE MAP SERIES (FLUMS) LARGE-SCALE AMENDMENT
18 APPLICATION L-5328-18A; PROVIDING A DISCLAIMER
19 THAT THE REZONING GRANTED HEREIN SHALL NOT BE
20 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
21 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
22

23 **WHEREAS,** the City of Jacksonville adopted a Large-Scale
24 Amendment to the *2030 Comprehensive Plan* for the purpose of revising
25 portions of the Future Land Use Map series (FLUMs) in order to ensure
26 the accuracy and internal consistency of the plan, pursuant to the
27 companion land use ordinance for application L-5328-18A; and

28 **WHEREAS,** in order to ensure consistency of zoning district with
29 the *2030 Comprehensive Plan* and the adopted companion Large-Scale
30 Amendment L-5328-18A, an application to rezone and reclassify from
31 Residential Low Density-60 (RLD-60) District and Planned Unit

1 Development (PUD) District to Planned Unit Development (PUD) District
2 was filed by Cyndy Trimmer, on behalf of Morocco Shrine Association,
3 Inc., the owner of approximately 36.76± acres of certain real property
4 in Council District 4, as more particularly described in Section 1;
5 and

6 **WHEREAS**, the Planning and Development Department, in order to
7 ensure consistency of this zoning district with the *2030 Comprehensive*
8 *Plan*, has considered the rezoning and has rendered an advisory
9 opinion; and

10 **WHEREAS**, the Planning Commission has considered the application
11 and has rendered an advisory opinion; and

12 **WHEREAS**, the Land Use and Zoning (LUZ) Committee after due notice
13 held a public hearing and made its recommendation to the Council; and

14 **WHEREAS**, the City Council after due notice held a public hearing,
15 taking into consideration the above recommendations as well as all
16 oral and written comments received during the public hearings, the
17 Council finds that such rezoning is consistent with the *2030*
18 *Comprehensive Plan* adopted under the comprehensive planning ordinance
19 for future development of the City of Jacksonville; and

20 **WHEREAS**, the Council finds that the proposed PUD does not affect
21 adversely the orderly development of the City as embodied in the
22 *Zoning Code*; will not affect adversely the health and safety of
23 residents in the area; will not be detrimental to the natural
24 environment or to the use or development of the adjacent properties
25 in the general neighborhood; and the proposed PUD will accomplish the
26 objectives and meet the standards of Section 656.340 (Planned Unit
27 Development) of the *Zoning Code* of the City of Jacksonville; now,
28 therefore

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

30 **Section 1. Subject Property Location and Description.** The
31 approximately 36.76± acres (R.E. No. 167461-0150) are in Council

1 District 4 at 3800 St. Johns Bluff Road South, between St. Johns
2 Industrial Parkway South and Alumni Way, as more particularly
3 described in **Exhibit 1**, dated November 29, 2018, **attached hereto** and
4 incorporated herein by this reference (Subject Property).

5 **Section 2. Owner and Applicant Description.** The subject
6 property is owned by Morocco Shrine Association, Inc. The applicant
7 is Cyndy Trimmer, 1 Independent Drive, Suite 1200, Jacksonville,
8 Florida 32202; (904) 301-1269.

9 **Section 3. Property Rezoned.** The Subject Property,
10 pursuant to adopted companion Large-Scale Amendment L-5328-18A, is
11 hereby rezoned and reclassified from Residential Low Density-60 (RLD-
12 60) District and Planned Unit Development (PUD) District to Planned
13 Unit Development (PUD) District. This new PUD district shall
14 generally permit a mixed use development, and is described, shown and
15 subject to the following documents, **attached hereto**:

16 **Exhibit 1** - Legal Description dated November 29, 2018.

17 **Exhibit 2** - Subject Property Map (prepared by P&DD).

18 **Exhibit 3** - Written Description dated April 29, 2021.

19 **Exhibit 4** - Site Plan dated May 20, 2021.

20 **Section 4. Contingency.** This rezoning shall not become
21 effective until 31 days after adoption of the companion Large-Scale
22 Amendment unless challenged by the state land planning agency; and
23 further provided that if the companion Large-Scale Amendment is
24 challenged by the state land planning agency, this rezoning shall not
25 become effective until the state land planning agency or the
26 Administration Commission issues a final order determining the
27 companion Large-Scale Amendment is in compliance with Chapter 163,
28 *Florida Statutes*.

29 **Section 5. 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 6. 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.

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15 Form Approved:

16
17 /s/ Jason Teal

18 Office of General Counsel

19 Legislation Prepared By: Bruce Lewis

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