

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2021-697**

5 AN ORDINANCE REZONING APPROXIMATELY 6.01± ACRES,  
6 LOCATED IN COUNCIL DISTRICT 2 AT 0 DUNN CREEK  
7 ROAD, BETWEEN DUNN CREEK ROAD AND PULASKI ROAD  
8 (R.E. NO. 110629-0200), AS DESCRIBED HEREIN,  
9 OWNED BY ARWOOD-DUNN CREEK MANAGEMENT, LLC, FROM  
10 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (2018-  
11 667-E AND 2009-286-E) TO PLANNED UNIT  
12 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
14 INDUSTRIAL AND COMMERCIAL USES, AS DESCRIBED IN  
15 THE FAYE ROAD INDUSTRIAL II PUD; PROVIDING A  
16 DISCLAIMER THAT THE REZONING GRANTED HEREIN  
17 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
18 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
19 DATE.

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21 **WHEREAS**, Arwood-Dunn Creek Management, LLC, the owner of  
22 approximately 6.01± acres, located in Council District 2 at 0 Dunn  
23 Creek Road, between Dunn Creek Road and Pulaski Road (R.E. No. 110629-  
24 0200), as more particularly described in **Exhibit 1**, dated April 15,  
25 2021, and graphically depicted in **Exhibit 2**, both of which are  
26 **attached hereto** (the "Subject Property"), has applied for a rezoning  
27 and reclassification of that property from Planned Unit Development  
28 (PUD) District (2018-667-E and 2009-286-E) to Planned Unit  
29 Development (PUD) 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

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

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

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

15           **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 (PUD)  
18 District (2018-667-E and 2009-286-E) to Planned Unit Development  
19 (PUD) District.       This new PUD district shall generally permit  
20 industrial and commercial uses, and is described, shown and subject  
21 to the following documents, **attached hereto**:

22 **Exhibit 1** - Legal Description dated April 15, 2021.

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

24 **Exhibit 3** - Written Description dated August 10, 2021.

25 **Exhibit 4** - Site Plan dated March 29, 2021.

26           **Section 2.           Owner and Description.**       The Subject Property  
27 is owned by Arwood-Dunn Creek Management, LLC, and is legally  
28 described in **Exhibit 1, attached hereto**.       The applicant is Paul M.  
29 Harden, Esq., 1431 Riverplace Boulevard, Suite 901, Jacksonville,  
30 Florida 32207; (904) 396-5731.

31           **Section 3.           Disclaimer.**       The rezoning granted herein

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

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

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17 Form Approved:

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19           /s/ Mary E. Staffopoulos          

20 Office of General Counsel

21 Legislation Prepared By: Bruce Lewis

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