

Introduced by the Land Use and Zoning Committee:

**ORDINANCE 2024-539-E**

AN ORDINANCE REZONING APPROXIMATELY 0.23± ACRES  
LOCATED IN COUNCIL DISTRICT 7 AT 0 STOCKTON  
STREET, BETWEEN COLLEGE STREET AND MYRA STREET  
(R.E. NO. 091197-0010), AS DESCRIBED HEREIN,  
OWNED BY JOHN GORRIE INVESTMENT GROUP, LLC, FROM  
PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (2009-  
546-E) TO PLANNED UNIT DEVELOPMENT (PUD)  
DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
ZONING CODE, TO PERMIT SINGLE FAMILY HOMES; AS  
DESCRIBED IN THE JOHN GORRIE PUD; PUD SUBJECT TO  
CONDITION; PROVIDING A DISCLAIMER THAT THE  
REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
PROVIDING AN EFFECTIVE DATE.

**WHEREAS,** John Gorrie Investment Group, LLC, the owner of  
approximately 0.23± acres located in Council District 7 at 0 Stockton  
Street, between College Street and Myra Street (R.E. No. 091197-  
0010), as more particularly described in **Exhibit 1**, dated April 30,  
2024, and graphically depicted in **Exhibit 2**, both of which are  
attached hereto (the "Subject Property"), has applied for a rezoning  
and reclassification of the Subject Property from Planned Unit  
Development (PUD) District (2009-546-E) to Planned Unit Development  
(PUD) District, as described in Section 1 below; and

**WHEREAS,** the Planning Commission, acting as the local planning  
agency, has reviewed the application and made an advisory  
recommendation to the Council; and

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

3       **WHEREAS,** the Council finds that such rezoning is: (1)  
4 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,  
5 objectives and policies of the *2045 Comprehensive Plan*; and (3) is  
6 not in conflict with any portion of the City's land use regulations;  
7 and

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

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

17       **Section 1. Property Rezoned.** The Subject Property is  
18 hereby rezoned and reclassified from Planned Unit Development (PUD)  
19 District (2009-546-E) to Planned Unit Development (PUD) District.  
20 This new PUD district shall generally permit single family homes, and  
21 is described, shown and subject to the following documents, attached  
22 hereto:

23       **Exhibit 1** - Legal Description dated April 30, 2024.

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

25       **Exhibit 3** - Written Description dated June 23, 2024.

26       **Exhibit 4** - Site Plan dated April 30, 2024.

27       **Section 2. Rezoning Approved Subject to Condition.** This  
28 rezoning is approved subject to the following condition. Such  
29 condition shall control over the Written Description and the Site  
30 Plan and may only be amended through a rezoning:

31       (1) During construction, the developer shall minimize, to the

1 extent practicable, the impacts on parking.

2       **Section 3.       Owner and Description.** The Subject Property is  
3 owned by John Gorrie Investment Group, LLC, and is legally described  
4 in **Exhibit 1**, attached hereto. The applicant is Gregory Matovina,  
5 12443 San Jose Boulevard, Suite 504, Jacksonville, Florida, 32223;  
6 (904) 993-2857.

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

19       **Section 5.       Effective Date.** The enactment of this Ordinance  
20 shall be deemed to constitute a quasi-judicial action of the City  
21 Council and shall become effective upon signature by the Council  
22 President and Council Secretary.

23  
24 Form Approved:

25  
26           /s/ Dylan Reingold          

27 Office of General Counsel

28 Legislation Prepared By: Bruce Lewis

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