

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-600**

5 AN ORDINANCE REZONING APPROXIMATELY 23.60± ACRES
6 LOCATED IN COUNCIL DISTRICT 6 AT 3301 KENNEDY
7 LANE, 0 OLD FAIRBANKS ROAD, 3318 FAIRBANKS ROAD
8 AND 3323 LORETTO ROAD, BETWEEN LORETTO ROAD AND
9 GWYNFORD LANE (R.E. NOS. 156120-0000, 156326-
10 0000, 156327-0000 AND 158109-0000), AS DESCRIBED
11 HEREIN, OWNED BY SOUTHBELT PARK LTD., IGS DIAMOND
12 S INC. AND IRVING G. SNYDER, JR., FROM PLANNED
13 UNIT DEVELOPMENT (PUD) DISTRICT (2022-250-E) TO
14 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
15 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
16 PERMIT SINGLE-FAMILY RESIDENTIAL USES, AS
17 DESCRIBED IN THE PRESERVE AT LORETTO PUD;
18 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
19 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
20 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
21 EFFECTIVE DATE.
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23 **WHEREAS**, Southbelt Park Ltd., IGS Diamond S Inc. and Irving G.
24 Snyder, Jr., the owners of approximately 23.60± acres located in
25 Council District 6 at 3301 Kennedy Lane, 0 Old Fairbanks Road, 3318
26 Fairbanks Road and 3323 Loretto Road, between Loretto Road and
27 Gwynford Lane (R.E. Nos. 156120-0000, 156326-0000, 156327-0000 and
28 158109-0000), as more particularly described in **Exhibit 1**, dated July
29 13, 2023, and graphically depicted in **Exhibit 2**, both of which are
30 attached hereto (the "Subject Property"), have applied for a rezoning
31 and reclassification of the Subject Property from Planned Unit

1 Development (PUD) District (2022-250-E) to Planned Unit Development
2 (PUD) District, as described in Section 1 below; and

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

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

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

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

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

21 **Section 1. Property Rezoned.** The Subject Property is
22 hereby rezoned and reclassified from Planned Unit Development (PUD)
23 District (2022-250-E) to Planned Unit Development (PUD) District.
24 This new PUD district shall generally permit single-family
25 residential uses, and is described, shown and subject to the following
26 documents, attached hereto:

27 **Exhibit 1** - Legal Description dated July 13, 2023.

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

29 **Exhibit 3** - Written Description dated July 13, 2023.

30 **Exhibit 4** - Site Plan dated July 29, 2022.

31 **Section 2. Owner and Description.** The Subject Property is

