

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-250-E**

5 AN ORDINANCE REZONING APPROXIMATELY 23.59±
6 ACRES, LOCATED IN COUNCIL DISTRICT 6 AT 3301
7 KENNEDY LANE, 0 OLD FAIRBANKS ROAD, 3318
8 FAIRBANKS ROAD, AND 3323 LORETTO ROAD, BETWEEN
9 KENNEDY LANE AND LAZY WILLOW LANE (R.E. NOS.
10 156120-0000, 156326-0000, 156327-0000 AND
11 158109-0000), AS DESCRIBED HEREIN, OWNED BY
12 SOUTHBELT PARK LTD., IGS DIAMOND S INC., AND
13 IRVING G. SNYDER, JR., FROM RESIDENTIAL RURAL-
14 ACRE (RR-ACRE) DISTRICT TO PLANNED UNIT
15 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
16 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
17 SINGLE-FAMILY RESIDENTIAL USES, AS DESCRIBED IN
18 THE PRESERVE AT LORETTO PUD; PUD SUBJECT TO
19 CONDITIONS; PROVIDING A DISCLAIMER THAT THE
20 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
21 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
22 PROVIDING AN EFFECTIVE DATE.
23

24 **WHEREAS**, Southbelt Park Ltd., IGS Diamond S Inc., and Irving G.
25 Snyder, Jr., the owners of approximately 23.59± acres, located in
26 Council District 6 at 3301 Kennedy Lane, 0 Old Fairbanks Road, 3318
27 Fairbanks Road, and 3323 Loretto Road, between Kennedy Lane and Lazy
28 Willow Lane (R.E. Nos. 156120-0000, 156326-0000, 156327-0000 and
29 158109-0000), as more particularly described in **Exhibit 1**, dated
30 February 5, 2022, and graphically depicted in **Exhibit 2**, both of
31 which are attached hereto (the "Subject Property"), has applied for

1 a rezoning and reclassification of that property from Residential
2 Rural-Acre (RR-Acre) District to Planned Unit Development (PUD)
3 District, as described in Section 1 below; and

4 **WHEREAS**, the Planning Commission has considered the application
5 and has rendered an advisory opinion; 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 *2030 Comprehensive Plan*; (2) furthers the goals, objectives
10 and policies of the *2030 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 Residential Rural-Acre (RR-Acre)
23 District to Planned Unit Development (PUD) District. This new PUD
24 district shall generally permit single-family residential uses, and
25 is described, shown and subject to the following documents, attached
26 hereto:

27 **Exhibit 1** - Legal Description dated February 5, 2022.

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

29 **Revised Exhibit 3** - Revised Written Description dated July 29, 2022.

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

31 **Section 2. Rezoning Approved Subject to Conditions.** This

1 rezoning is approved subject to the following conditions. Such
2 conditions control over the Written Description and the Site Plan and
3 may only be amended through a rezoning:

4 (1) A traffic study shall be provided at Civil Site Plan
5 Review. Prior to commencement of the traffic study, the traffic
6 professional shall conduct a methodology meeting to determine the
7 limits of the study. The methodology meeting shall include the Chief
8 of the Traffic Engineering Division, the Chief of the Transportation
9 Division and the traffic reviewer from Development Services.

10 (2) The proposed street typical cross section shall match that
11 found in City of Jacksonville Standard, Residential Local Subdivision
12 Street Classification, Plate P-127 Roadway Drawing.

13 (3) Sidewalks internal to the subdivision shall be built in
14 accordance with Subsections 656.133(e) and (f), *Ordinance Code*.

15 **Section 3. Owner and Description.** The Subject Property
16 is owned by Southbelt Park Ltd., IGS Diamond S Inc., and Irving G.
17 Snyder, Jr., and is legally described in **Exhibit 1**, attached hereto.
18 The applicant is Wyman Duggan, Esq., 1301 Riverplace Boulevard, Suite
19 1500, Jacksonville, Florida 32207; (904) 398-3911.

20 **Section 4. Disclaimer.** The rezoning granted herein
21 shall not be construed as an exemption from any other applicable
22 local, state, or federal laws, regulations, requirements, permits or
23 approvals. All other applicable local, state or federal permits or
24 approvals shall be obtained before commencement of the development
25 or use and issuance of this rezoning is based upon acknowledgement,
26 representation and confirmation made by the applicant(s), owner(s),
27 developer(s) and/or any authorized agent(s) or designee(s) that the
28 subject business, development and/or use will be operated in strict
29 compliance with all laws. Issuance of this rezoning does not approve,
30 promote or condone any practice or act that is prohibited or
31 restricted by any federal, state or local laws.

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

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6 Form Approved:

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8 /s/ Mary E. Staffopoulos

9 Office of General Counsel

10 Legislation Prepared By: Bruce Lewis

11 GC-#1513094-v1-2022-250-E