

1 Introduced, substituted and amended by the Land Use and Zoning  
2 Committee:

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4  
5 **ORDINANCE 2022-856-E**

6 AN ORDINANCE REZONING APPROXIMATELY 6.78± ACRES  
7 LOCATED IN COUNCIL DISTRICT 6 AT 0 REED AVENUE,  
8 BETWEEN REED AVENUE AND HOOD ROAD (R.E. NO.  
9 149153-0050), AS DESCRIBED HEREIN, OWNED BY PAT  
10 & JO MANAGEMENT LLC, FROM RESIDENTIAL RURAL-ACRE  
11 (RR-ACRE) DISTRICT TO PLANNED UNIT DEVELOPMENT  
12 (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER  
13 THE ZONING CODE, TO PERMIT SINGLE-FAMILY  
14 RESIDENTIAL USES, AS DESCRIBED IN THE HAWKS HAVEN  
15 PUD; PUD SUBJECT TO CONDITIONS; PROVIDING A  
16 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL  
17 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
18 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

19  
20 **WHEREAS**, Pat & Jo Management LLC, the owner of approximately  
21 6.78± acres located in Council District 6 at 0 Reed Avenue, between  
22 Reed Avenue and Hood Avenue (R.E. No. 149153-0050), as more  
23 particularly described in **Exhibit 1**, dated August 1, 2022, and  
24 graphically depicted in **Exhibit 2**, both of which are attached hereto  
25 (the "Subject Property"), has applied for a rezoning and  
26 reclassification of the Subject Property from Residential Rural-Acre  
27 (RR-Acre) District to Planned Unit Development (PUD) District, as  
28 described in Section 1 below; and

29 **WHEREAS**, the Planning Commission, acting as the local planning  
30 agency, has reviewed the application and made an advisory  
31 recommendation to the Council; 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 *2045 Comprehensive Plan*; (2) furthers the goals, objectives  
5 and policies of the *2045 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 Residential Rural-Acre (RR-Acre)  
18 District to Planned Unit Development (PUD) District. This new PUD  
19 district shall generally permit single-family residential uses, and  
20 is described, shown and subject to the following documents, attached  
21 hereto:

22           **Exhibit 1** - Legal Description dated August 1, 2022.

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

24           **Revised Exhibit 3** - Revised Written Description dated June 21, 2023.

25           **Revised Exhibit 4** - Revised Site Plan dated June 21, 2023.

26           **Exhibit 5** - One-Story Structures dated June 16, 2023.

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

31           (1) Developer will maintain a ten-foot undisturbed natural

1 buffer along the southern border of the residential lots at the  
2 southern boundary of the Subject Property to the extent such a buffer  
3 exists at the time of adoption of this PUD.

4 (2) Lots 1, 2, 3, 4, 10 and 17 as conceptually depicted on the  
5 Site Plan will be limited to one-story structures. See highlighted  
6 lots on **Exhibit 5**.

7 (3) Two forms of traffic calming will be provided within the  
8 Subject Property in the form of a speed hump/speed table near the  
9 property line at the existing cul-de-sac as well as a stop sign within  
10 the Subject Property at the intersection.

11 (4) Road A as conceptually depicted on the Site Plan cannot be  
12 extended beyond the proposed subdivision to provide connectivity to  
13 the surrounding properties. For the sake of clarity, this means that  
14 no road can be run through the parcels conceptually depicted as  
15 "stormwater maintenance facilities" or "park" on the Site Plan.

16 (5) The park that is conceptually depicted on the Site Plan  
17 shall be open to the public.

18 (6) Developer will include instruction in their contracts with  
19 builders and purchase and sale agreements to new owners that  
20 construction vehicles cannot block driveways on Hawks Hollow Road.  
21 This will also be reflected in the Subdivision Construction Plans  
22 filed with the City.

23 (7) Developer will work with the District Council Member and  
24 City traffic engineer to request that stop signs be installed on  
25 Maxwood Road at the intersection of Hawks Hollow Road and Maxwood  
26 Road.

27 **Section 3. Owner and Description.** The Subject Property is  
28 owned by Pat & Jo Management LLC, and is legally described in **Exhibit**  
29 **1**, attached hereto. The applicant is Cyndy Trimmer, Esq., 1  
30 Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)  
31 807-0185.

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

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

17  
18 Form Approved:

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      /s/ Mary E. Staffopoulos

21 Office of General Counsel

22 Legislation Prepared By: Connor Corrigan

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