

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2024-539**

5 AN ORDINANCE REZONING APPROXIMATELY 0.23± ACRES
6 LOCATED IN COUNCIL DISTRICT 7 AT 0 STOCKTON
7 STREET, BETWEEN COLLEGE STREET AND MYRA STREET
8 (R.E. NO. 091197-0010), AS DESCRIBED HEREIN,
9 OWNED BY JOHN GORRIE INVESTMENT GROUP, LLC, FROM
10 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (2009-
11 546-E) TO PLANNED UNIT DEVELOPMENT (PUD)
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
13 ZONING CODE, TO PERMIT SINGLE FAMILY HOMES; AS
14 DESCRIBED IN THE JOHN GORRIE PUD; PROVIDING A
15 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
16 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
17 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
18

19 **WHEREAS**, John Gorrie Investment Group, LLC, the owner of
20 approximately 0.23± acres located in Council District 7 at 0 Stockton
21 Street, between College Street and Myra Street (R.E. No. 091197-
22 0010), as more particularly described in **Exhibit 1**, dated April 30,
23 2024, and graphically depicted in **Exhibit 2**, both of which are
24 attached hereto (the "Subject Property"), has applied for a rezoning
25 and reclassification of the Subject Property from Planned Unit
26 Development (PUD) District (2009-546-E) to Planned Unit Development
27 (PUD) District, as described in Section 1 below; and

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

31 **WHEREAS**, the Land Use and Zoning Committee, after due notice

1 and public hearing, has made its recommendation to the Council; and

2 **WHEREAS**, the Council finds that such rezoning is: (1)
3 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
4 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
5 not in conflict with any portion of the City's land use regulations;
6 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 (2009-546-E) to Planned Unit Development (PUD) District.
19 This new PUD district shall generally permit single family homes, and
20 is described, shown and subject to the following documents, attached
21 hereto:

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

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

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

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

26 **Section 2. Owner and Description.** The Subject Property is
27 owned by John Gorrie Investment Group, LLC, and is legally described
28 in **Exhibit 1**, attached hereto. The applicant is Gregory Matovina,
29 12443 San Jose Boulevard, Suite 504, Jacksonville, Florida, 32223;
30 (904) 993-2857.

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

1 **not** be construed as an exemption from any other applicable local,
2 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), owners(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 Council Secretary.

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18 Form Approved:

19
20 /s/ Dylan Reingold

21 Office of General Counsel

22 Legislation Prepared By: Bruce Lewis

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