

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-638-E**

5 AN ORDINANCE REZONING APPROXIMATELY 0.18± ACRES,
6 LOCATED IN COUNCIL DISTRICT 14 AT 3517 CYPRESS
7 STREET, BETWEEN NELSON STREET AND SOLTICE STREET
8 (R.E. NO. 061336-0000), AS DESCRIBED HEREIN,
9 OWNED BY SEAN D. JAGROOP, FROM RESIDENTIAL LOW
10 DENSITY-60 (RLD-60) DISTRICT TO PLANNED UNIT
11 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
12 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
13 SINGLE-FAMILY RESIDENTIAL USES, AS DESCRIBED IN
14 THE RESIDENCES AT POST STREET PUD; PROVIDING A
15 DISCLAIMER THAT THE REZONING GRANTED HEREIN
16 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
17 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
18 DATE.

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20 **WHEREAS**, Sean D. Jagroop, the owner of approximately 0.18± acres
21 located in Council District 14 at 3517 Cypress Street, between Nelson
22 Street and Soltice Street (R.E. No. 061336-0000), as more particularly
23 described in **Exhibit 1**, dated June 17, 2022, and graphically depicted
24 in **Exhibit 2**, both of which are attached hereto (the "Subject
25 Property"), has applied for a rezoning and reclassification of that
26 property from Residential Low Density-60 (RLD-60) District to Planned
27 Unit Development (PUD) District, as described in Section 1 below; and

28 **WHEREAS**, the Planning Commission has considered the application
29 and has rendered an advisory opinion; and

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

1 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
2 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives
3 and policies of the *2030 Comprehensive Plan*; and (3) is not in
4 conflict with any portion of the City's land use regulations; and

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

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

14 **Section 1. Property Rezoned.** The Subject Property is
15 hereby rezoned and reclassified from Residential Low Density-60 (RLD-
16 60) District to Planned Unit Development (PUD) District. This new
17 PUD district shall generally permit single-family residential uses,
18 and is described, shown and subject to the following documents,
19 attached hereto:

20 **Exhibit 1** - Legal Description dated June 17, 2022.

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

22 **Exhibit 3** - Written Description dated May 29, 2022.

23 **Exhibit 4** - Site Plan dated May 29, 2022.

24 **Section 2. Owner and Description.** The Subject Property
25 is owned by Sean D. Jagroop and is legally described in **Exhibit 1**,
26 attached hereto. The applicant is Evin Herzberg, 12483 Aladdin Road,
27 Jacksonville, Florida 32223; (904) 625-7431.

28 **Section 3. Disclaimer.** The rezoning granted herein
29 shall **not** be construed as an exemption from any other applicable
30 local, state, or federal laws, regulations, requirements, permits or
31 approvals. All other applicable local, state or federal permits or

