

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

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.

19  
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

