

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-390-E**

5 AN ORDINANCE REZONING APPROXIMATELY 0.09± OF AN
6 ACRE, LOCATED IN COUNCIL DISTRICT 14 AT 1521
7 MARGARET STREET, BETWEEN LOMAX STREET AND
8 HERSCHEL STREET (R.E. NO. 090323-0000), AS
9 DESCRIBED HEREIN, OWNED BY WESTWOOD PROPERTIES
10 PARTNERS, LLC, FROM COMMERCIAL
11 COMMUNITY/GENERAL-1 (CCG-1) DISTRICT TO
12 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE,
14 TO PERMIT COMMERCIAL USES, AS DESCRIBED IN THE
15 1521 MARGARET STREET PUD; PROVIDING A
16 DISCLAIMER THAT THE REZONING GRANTED HEREIN
17 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM
18 ANY OTHER APPLICABLE LAWS; PROVIDING AN
19 EFFECTIVE DATE.
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21 **WHEREAS**, Westwood Properties Partners, LLC, the owner of
22 approximately 0.09± of an acre, located in Council District 14 at
23 1521 Margaret Street, between Lomax Street and Herschel Street
24 (R.E. No. 090323-0000), as more particularly described in **Exhibit**
25 **1**, dated June 4, 2020, and graphically depicted in **Exhibit 2**, both
26 of which are **attached hereto** (Subject Property), has applied for a
27 rezoning and reclassification of that property from Commercial
28 Community/General-1 (CCG-1) District to Planned Unit Development
29 (PUD) District, as described in Section 1 below; and

30 **WHEREAS**, the Planning Commission has considered the
31 application and has rendered an advisory opinion; and

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

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

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

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

17 **Section 1. Property Rezoned.** The Subject Property is
18 hereby rezoned and reclassified from Commercial Community/General-1
19 (CCG-1) District to Planned Unit Development (PUD) District. This
20 new PUD district shall generally permit commercial uses, and is
21 described, shown and subject to the following documents, **attached**
22 **hereto:**

23 **Exhibit 1** - Legal Description dated June 4, 2020.

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

25 **Revised Exhibit 3** - Revised Written Description dated August 14,
26 2020.

27 **Exhibit 4** - Site Plan dated June 29, 2020.

28 **Section 2. Owner and Description.** The Subject Property
29 is owned by Westwood Properties Partners, LLC, and is legally
30 described in **Exhibit 1, attached hereto.** The agent is Cyndy
31 Trimmer, Esq., 1 Independent Drive, Suite 1200, Jacksonville,

