

1 Introduced by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2019-724**

5 AN ORDINANCE REZONING APPROXIMATELY 25.20±
6 ACRES, LOCATED IN COUNCIL DISTRICT 3 AT 1146
7 GIRVIN ROAD, 1160 GIRVIN ROAD, 0 SANDY DRIVE,
8 AND 13120 SANDY DRIVE (R.E. NOS. 162134-0000,
9 162135-0000, 162150-0000, AND 162151-0000), AS
10 DESCRIBED HEREIN, OWNED BY FREDERIC O.
11 SANDBERG, JANET J. SANDBERG, WILLIAM C.
12 SANDBERG, SUSAN A. SANDBERG, AND THE 1160
13 GIRVIN TRUST, FROM RESIDENTIAL RURAL-ACRE (RR-
14 ACRE) DISTRICT TO PLANNED UNIT DEVELOPMENT
15 (PUD) DISTRICT, AS DEFINED AND CLASSIFIED
16 UNDER THE ZONING CODE, TO PERMIT SINGLE FAMILY
17 RESIDENTIAL USES, AS DESCRIBED IN THE 1160
18 GIRVIN PUD; PROVIDING A DISCLAIMER THAT THE
19 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
20 AS AN EXEMPTION FROM ANY OTHER APPLICABLE
21 LAWS; PROVIDING AN EFFECTIVE DATE.
22

23 **WHEREAS**, Frederic O. Sandberg, Janet J. Sandberg, William C.
24 Sandberg, Susan A. Sandberg, and the 1160 Girvin Trust, the owners
25 of approximately 25.20± acres, located in Council District 3 at
26 1146 Girvin Road, 1160 Girvin Road, 0 Sandy Drive, and 13120 Sandy
27 Drive (R.E. Nos. 162134-0000, 162135-0000, 162150-0000, and 162151-
28 0000), as more particularly described in the **Exhibit 1**, dated
29 August 13, 2019, and graphically depicted in the **Exhibit 2**, both of
30 which are **attached hereto** (Subject Property), have applied for a
31 rezoning and reclassification of that property from Residential

1 Rural-Acre (RR-Acre) District to Planned Unit Development (PUD)
2 District, as described in Section 1 below; and

3 **WHEREAS,** the Planning Commission has considered the
4 application and has rendered an advisory opinion; and

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

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

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

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

21 **Section 1. Property Rezoned.** The Subject Property is
22 hereby rezoned and reclassified from Residential Rural-Acre (RR-
23 Acre) District to Planned Unit Development (PUD) District. This new
24 PUD district shall generally permit single family residential uses,
25 and is described, shown and subject to the following documents,
26 **attached hereto:**

27 **Exhibit 1** - Legal Description dated August 13, 2019.

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

29 **Exhibit 3** - Written Description dated September 16, 2019.

30 **Exhibit 4** - Site Plan dated September 11, 2019.

31 **Section 2. Owner and Description.** The Subject Property

1 is owned by Frederic O. Sandberg, Janet J. Sandberg, William C.
2 Sandberg, Susan A. Sandberg, and the 1160 Girvin Trust, and is
3 legally described in the **Exhibit 1, attached hereto**. The agent is
4 Thomas O. Ingram, 233 East Bay Street, Suite 1113, Jacksonville,
5 Florida 32202; (904) 612-9179.

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

19 **Section 4. Effective Date.** The enactment of this
20 Ordinance shall be deemed to constitute a quasi-judicial action of
21 the City Council and shall become effective upon signature by the
22 Council President and the Council Secretary.

23
24 Form Approved:

25
26 /s/ Shannon K. Eller

27 Office of General Counsel

28 Legislation Prepared By: Connie Patterson

29 GC-#1308553-v1-Girvin_PUD