

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2020-174**

5 AN ORDINANCE REZONING APPROXIMATELY 72.02±  
6 ACRES, LOCATED IN COUNCIL DISTRICT 8 AT 8151  
7 GARDEN STREET, BETWEEN IMESON ROAD AND MESSER  
8 ROAD (R.E. NO. 002842-0000), AS DESCRIBED  
9 HEREIN, OWNED BY DREES HOMES OF FLORIDA, INC.,  
10 FROM PLANNED UNIT DEVELOPMENT (2006-479-E)  
11 (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT  
12 (PUD) DISTRICT, AS DEFINED AND CLASSIFIED  
13 UNDER THE ZONING CODE, TO PERMIT SINGLE FAMILY  
14 RESIDENTIAL USES, AS DESCRIBED IN THE  
15 SUMMERGLEN PUD; PROVIDING A DISCLAIMER THAT  
16 THE REZONING GRANTED HEREIN SHALL NOT BE  
17 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
18 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

19  
20 **WHEREAS**, Drees Homes of Florida, Inc., the owner of  
21 approximately 72.02± acres, located in Council District 8 at 8151  
22 Garden Street, between Imeson Road and Messer Road (R.E. No.  
23 002842-0000), as more particularly described in **Exhibit 1**, dated  
24 January 24, 2020, and graphically depicted in **Exhibit 2**, both of  
25 which are **attached hereto** (Subject Property), has applied for a  
26 rezoning and reclassification of that property from Planned Unit  
27 Development (2006-479-E) (PUD) District to Planned Unit Development  
28 (PUD) District, as described in Section 1 below; and

29 **WHEREAS**, the Planning Commission has considered the  
30 application and has rendered an advisory opinion; 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 *2030 Comprehensive Plan*; (2) furthers the  
4 goals, objectives and policies of the *2030 Comprehensive Plan*; and  
5 (3) is not in conflict with any portion of the City's land use  
6 regulations; 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  
18 (2006-479-E) (PUD) District to Planned Unit Development (PUD)  
19 District. This new PUD district shall generally permit single  
20 family residential uses, and is described, shown and subject to the  
21 following documents, **attached hereto**:

22 **Exhibit 1** - Legal Description dated January 24, 2020.

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

24 **Exhibit 3** - Written Description dated February 12, 2020.

25 **Exhibit 4** - Site Plan dated January 21, 2020.

26 **Section 2. Owner and Description.** The Subject Property  
27 is owned by Drees Homes of Florida, Inc., and is legally described  
28 in **Exhibit 1, attached hereto**. The agent is T.R. Hainline, Esq.,  
29 1301 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207;  
30 (904) 346-5531.

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

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

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

17  
18 Form Approved:

19  
20 /s/ Shannon K. Eller

21 Office of General Counsel

22 Legislation Prepared By: Bruce Lewis

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