

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-660-E**

5 AN ORDINANCE REZONING APPROXIMATELY 20.59±
6 ACRES, LOCATED IN COUNCIL DISTRICT 11 AT 0
7 A.C. SKINNER PARKWAY, BETWEEN BELFORT ROAD AND
8 SOUTHSIDE BOULEVARD (R.E. NO. 154377-1000
9 (PORTION)), AS DESCRIBED HEREIN, OWNED BY
10 FORESTAR (USA) REAL ESTATE GROUP, INC., FROM
11 RESIDENTIAL MEDIUM DENSITY-D (RMD-D) DISTRICT
12 TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE,
14 TO PERMIT TOWNHOME RESIDENTIAL USES, AS
15 DESCRIBED IN THE EQUINOX EAST 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.
20

21 **WHEREAS**, Forestar (USA) Real Estate Group, Inc., the owner of
22 approximately 20.59± acres, located in Council District 11 at 0
23 A.C. Skinner Parkway, between Belfort Road and Southside Boulevard
24 (R.E. No. 154377-1000 (portion)), as more particularly described in
25 **Exhibit 1**, dated September 14, 2020, and graphically depicted in
26 **Exhibit 2**, both of which are **attached hereto** (Subject Property),
27 has applied for a rezoning and reclassification of that property
28 from Residential Medium Density-D (RMD-D) District to Planned Unit
29 Development (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 Residential Medium Density-D
19 (RMD-D) District to Planned Unit Development (PUD) District. This
20 new PUD district shall generally permit townhome residential uses,
21 and is described, shown and subject to the following documents,
22 **attached hereto:**

23 **Exhibit 1** - Legal Description dated September 14, 2020.

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

25 **Exhibit 3** - Written Description dated October 8, 2020.

26 **Exhibit 4** - Site Plan dated October 8, 2020.

27 **Section 2. Owner and Description.** The Subject Property
28 is owned by Forestar (USA) Real Estate Group, Inc., and is legally
29 described in **Exhibit 1, attached hereto.** The applicant is Curtis
30 L. Hart, 8051 Tara Lane, Jacksonville, Florida 32216; (904) 993-
31 5008.

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

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

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19 Form Approved:

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21 _____
22 /s/ Shannon K. Eller

23 Office of General Counsel
24 Legislation Prepared By: Bruce Lewis

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