Introduced by the Land Use and Zoning Committee:

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ORDINANCE 202	2-638-E
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AN ORDINANCE REZONING APPROXIMATELY 0.18± ACRES, LOCATED IN COUNCIL DISTRICT 14 AT 3517 CYPRESS STREET, BETWEEN NELSON STREET AND SOLTICE STREET (R.E. NO. 061336-0000), AS DESCRIBED HEREIN, OWNED BY SEAN D. JAGROOP, FROM RESIDENTIAL LOW DENSITY-60 (RLD-60) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO PERMIT SINGLE-FAMILY RESIDENTIAL USES, AS DESCRIBED IN THE RESIDENCES AT POST STREET PUD; PROVIDING A DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL <u>NOT</u> BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

20 WHEREAS, Sean D. Jagroop, the owner of approximately 0.18± acres located in Council District 14 at 3517 Cypress Street, between Nelson 21 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 property from Residential Low Density-60 (RLD-60) District to Planned 26 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 WHEREAS, the Council finds that such rezoning is: (1) consistent with the 2030 Comprehensive Plan; (2) furthers the goals, objectives and policies of the 2030 Comprehensive Plan; and (3) is not in conflict with any portion of the City's land use regulations; and

WHEREAS, the Council finds the proposed rezoning does not 5 adversely affect the orderly development of the City as embodied in 6 7 the Zoning Code; will not adversely affect the health and safety of residents in the area; will not be detrimental to the natural 8 9 environment or to the use or development of the adjacent properties 10 in the general neighborhood; and will accomplish the objectives and meet the standards of Section 656.340 (Planned Unit Development) of 11 the Zoning Code; now, therefore 12

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

Section 1. Property Rezoned. The Subject Property is hereby rezoned and reclassified from Residential Low Density-60 (RLD-60) District to Planned Unit Development (PUD) District. This new PUD district shall generally permit single-family residential uses, and is described, shown and subject to the following documents, 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.

Section 2. Owner and Description. The Subject Property
is owned by Sean D. Jagroop and is legally described in Exhibit 1,
attached hereto. The applicant is Evin Herzberg, 12483 Aladdin Road,
Jacksonville, Florida 32223; (904) 625-7431.

28 Section 3. Disclaimer. The rezoning granted herein 29 shall <u>not</u> 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

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

9 Section 4. Effective Date. The enactment of this Ordinance
10 shall be deemed to constitute a quasi-judicial action of the City
11 Council and shall become effective upon signature by the Council
12 President and the Council Secretary.

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14 Form Approved:

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/s/ Mary E. Staffopoulos

17 Office of General Counsel

18 Legislation Prepared By: Bruce Lewis

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