

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-229**

5 AN ORDINANCE REZONING APPROXIMATELY 1.98± ACRES
6 LOCATED IN COUNCIL DISTRICT 7 AT 0 50TH STREET
7 EAST BETWEEN MAIN STREET NORTH AND BUFFALO AVENUE
8 (R.E. NO. 029937-1000), AS DESCRIBED HEREIN,
9 OWNED BY HABITAT FOR HUMANITY OF JACKSONVILLE,
10 INC., FROM RESIDENTIAL LOW DENSITY-60 (RLD-60)
11 DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
13 ZONING CODE, TO PERMIT SINGLE-FAMILY RESIDENTIAL
14 USES, AS DESCRIBED IN THE 0 50TH ST E PUD;
15 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
16 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
17 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
18 EFFECTIVE DATE.
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20 **WHEREAS**, Habitat for Humanity of Jacksonville, Inc., the owner
21 of approximately 1.98± acres located in Council District 7 at 0 50th
22 Street East, between Main Street North and Buffalo Avenue (R.E. No.
23 029937-1000), as more particularly described in **Exhibit 1**, dated
24 March 20, 2023, and graphically depicted in **Exhibit 2**, both of which
25 are attached hereto (the "Subject Property"), has applied for a
26 rezoning and reclassification of the Subject Property from
27 Residential Low Density-60 (RLD-60) District to Planned Unit
28 Development (PUD) District, as described in Section 1 below; and

29 **WHEREAS**, the Planning Commission, acting as the local planning
30 agency, has reviewed the application and made an advisory
31 recommendation to the Council; and

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

3 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
4 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives
5 and policies of the *2030 Comprehensive Plan*; and (3) is not in
6 conflict with any portion of the City's land use 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 Residential Low Density-60 (RLD-
18 60) District to Planned Unit Development (PUD) District. This new
19 PUD district shall generally permit single-family residential uses,
20 and is described, shown and subject to the following documents,
21 attached hereto:

22 **Exhibit 1** - Legal Description dated March 20, 2023.

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

24 **Exhibit 3** - Written Description dated February 24, 2023.

25 **Exhibit 4** - Site Plan dated November 15, 2022.

26 **Section 2. Owner and Description.** The Subject Property is
27 owned by Habitat for Humanity of Jacksonville, Inc. and is legally
28 described in **Exhibit 1**, attached hereto. The applicant is Catherine
29 Yorgey of Roberts Civil Engineering, 14600 Whirlwind Avenue, Suite
30 119, Jacksonville, Florida 32218; (904) 741-0099.

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

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

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

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17 Form Approved:

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19 _____ /s/ Mary E. Staffopoulos

20 Office of General Counsel

21 Legislation Prepared By: Jacquelyn Williams

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