

1 The Land Use and Zoning Committee offers the following Substitute to
2 File No. 2022-856:

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4 Introduced by the Land Use and Zoning Committee:

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7 **ORDINANCE 2022-856**

8 AN ORDINANCE REZONING APPROXIMATELY 6.78± ACRES
9 LOCATED IN COUNCIL DISTRICT 6 AT 0 REED AVENUE,
10 BETWEEN REED AVENUE AND HOOD ROAD (R.E. NO.
11 149153-0050), AS DESCRIBED HEREIN, OWNED BY PAT
12 & JO MANAGEMENT LLC, FROM RESIDENTIAL RURAL-ACRE
13 (RR-ACRE) DISTRICT TO PLANNED UNIT DEVELOPMENT
14 (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER
15 THE ZONING CODE, TO PERMIT SINGLE-FAMILY
16 RESIDENTIAL USES, AS DESCRIBED IN THE HAWKS HAVEN
17 PUD; PROVIDING A DISCLAIMER THAT THE REZONING
18 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
19 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
20 PROVIDING AN EFFECTIVE DATE.

21
22 **WHEREAS**, Pat & Jo Management LLC, the owner of approximately
23 6.78± acres located in Council District 6 at 0 Reed Avenue, between
24 Reed Avenue and Hood Avenue (R.E. No. 149153-0050), as more
25 particularly described in **Exhibit 1**, dated August 1, 2022, and
26 graphically depicted in **Exhibit 2**, both of which are attached hereto
27 (the "Subject Property"), has applied for a rezoning and
28 reclassification of the Subject Property from Residential Rural-Acre
29 (RR-Acre) District to Planned Unit Development (PUD) District, as
30 described in Section 1 below; and

31 **WHEREAS**, the Planning Commission, acting as the local planning

1 agency, has reviewed the application and made an advisory
2 recommendation to the Council; and

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

5 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
6 with the *2045 Comprehensive Plan*; (2) furthers the goals, objectives
7 and policies of the *2045 Comprehensive Plan*; and (3) is not in
8 conflict with any portion of the City's land use regulations; and

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

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

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

24 **Exhibit 1** - Legal Description dated August 1, 2022.

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

26 **Exhibit 3** - Written Description dated March 10, 2023.

27 **Exhibit 4** - Site Plan dated March 1, 2023.

28 **Section 2. Owner and Description.** The Subject Property is
29 owned by Pat & Jo Management LLC, and is legally described in **Exhibit**
30 **1**, attached hereto. The applicant is Cyndy Trimmer, Esq., 1
31 Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)

1 807-0185.

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

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

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19 Form Approved:

20
21 /s/ Mary E. Staffopoulos

22 Office of General Counsel

23 Legislation Prepared By: Connor Corrigan

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