

1 Introduced and substituted by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-856**

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

19 **WHEREAS**, Pat & Jo Management LLC, the owner of approximately
20 6.78± acres located in Council District 6 at 0 Reed Avenue, between
21 Reed Avenue and Hood Avenue (R.E. No. 149153-0050), as more
22 particularly described in **Exhibit 1**, dated August 1, 2022, and
23 graphically depicted in **Exhibit 2**, both of which are attached hereto
24 (the "Subject Property"), has applied for a rezoning and
25 reclassification of the Subject Property from Residential Rural-Acre
26 (RR-Acre) District to Planned Unit Development (PUD) District, as
27 described in Section 1 below; and

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

31 **WHEREAS**, the Land Use and Zoning Committee, after due notice and

1 public hearing, has made its recommendation to the Council; and

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

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

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

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

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

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

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

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

25 **Section 2. Owner and Description.** The Subject Property is
26 owned by Pat & Jo Management LLC, and is legally described in **Exhibit**
27 **1**, attached hereto. The applicant is Cyndy Trimmer, Esq., 1
28 Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)
29 807-0185.

30 **Section 3. Disclaimer.** The rezoning granted herein shall
31 **not** be construed as an exemption from any other applicable local,

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

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

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16 Form Approved:

17
18 /s/ Mary E. Staffopoulos

19 Office of General Counsel

20 Legislation Prepared By: Connor Corrigan

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