Introduced by the Land Use and Zoning Committee:

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ORDINANCE 2023-600

AN ORDINANCE REZONING APPROXIMATELY 23.60± ACRES LOCATED IN COUNCIL DISTRICT 6 AT 3301 KENNEDY LANE, 0 OLD FAIRBANKS ROAD, 3318 FAIRBANKS ROAD AND 3323 LORETTO ROAD, BETWEEN LORETTO ROAD AND GWYNFORD LANE (R.E. NOS. 156120-0000, 156326-0000, 156327-0000 AND 158109-0000), AS DESCRIBED HEREIN, OWNED BY SOUTHBELT PARK LTD., IGS DIAMOND S INC. AND IRVING G. SNYDER, JR., FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (2022-250-E) TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO PERMIT SINGLE-FAMILY RESIDENTIAL USES, DESCRIBED IN THE PRESERVE AT LORETTO PUD; PROVIDING A DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Southbelt Park Ltd., IGS Diamond S Inc. and Irving G. Snyder, Jr., the owners of approximately 23.60± acres located in Council District 6 at 3301 Kennedy Lane, 0 Old Fairbanks Road, 3318 Fairbanks Road and 3323 Loretto Road, between Loretto Road and Gwynford Lane (R.E. Nos. 156120-0000, 156326-0000, 156327-0000 and 158109-0000), as more particularly described in Exhibit 1, dated July 13, 2023, and graphically depicted in Exhibit 2, both of which are attached hereto (the "Subject Property"), have applied for a rezoning and reclassification of the Subject Property from Planned Unit

Development (PUD) District (2022-250-E) to Planned Unit Development (PUD) District, as described in Section 1 below; and

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

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

WHEREAS, the Council finds that such rezoning is: (1) consistent with the 2045 Comprehensive Plan; (2) furthers the goals, objectives and policies of the 2045 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 adversely affect the orderly development of the City as embodied in the Zoning Code; will not adversely affect the health and safety of residents in the area; will not be detrimental to the natural environment or to the use or development of the adjacent properties in the general neighborhood; and will accomplish the objectives and meet the standards of Section 656.340 (Planned Unit Development) of the Zoning Code; now, therefore

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

Section 1. Property Rezoned. The Subject Property is hereby rezoned and reclassified from Planned Unit Development (PUD) District (2022-250-E) 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:

- **Exhibit 1** Legal Description dated July 13, 2023.
- 28 | Exhibit 2 Subject Property per P&DD.

- **Exhibit 3** Written Description dated July 13, 2023.
- 30 Exhibit 4 Site Plan dated July 29, 2022.
 - Section 2. Owner and Description. The Subject Property is

owned by Southbelt Park Ltd., IGS Diamond S Inc. and Irving G. Snyder, Jr. and is legally described in **Exhibit 1**, attached hereto. The applicant is Cyndy Trimmer, Esq., One Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904) 807-0185.

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

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

Form Approved:

/s/ Mary E. Staffopoulos

25 Office of General Counsel

Legislation Prepared By: Caroline Fulton

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