

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2023-600-E**

5 AN ORDINANCE REZONING APPROXIMATELY 23.60± ACRES  
6 LOCATED IN COUNCIL DISTRICT 6 AT 3301 KENNEDY  
7 LANE, 0 OLD FAIRBANKS ROAD, 3318 FAIRBANKS ROAD  
8 AND 3323 LORETTO ROAD, BETWEEN LORETTO ROAD AND  
9 GWYNFORD LANE (R.E. NOS. 156120-0000, 156326-  
10 0000, 156327-0000 AND 158109-0000), AS DESCRIBED  
11 HEREIN, OWNED BY SOUTHBELT PARK LTD., IGS DIAMOND  
12 S INC. AND IRVING G. SNYDER, JR., FROM PLANNED  
13 UNIT DEVELOPMENT (PUD) DISTRICT (2022-250-E) TO  
14 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
15 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
16 PERMIT SINGLE-FAMILY RESIDENTIAL USES, AS  
17 DESCRIBED IN THE PRESERVE AT LORETTO PUD;  
18 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
19 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
20 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
21 EFFECTIVE DATE.  
22

23 **WHEREAS**, Southbelt Park Ltd., IGS Diamond S Inc. and Irving G.  
24 Snyder, Jr., the owners of approximately 23.60± acres located in  
25 Council District 6 at 3301 Kennedy Lane, 0 Old Fairbanks Road, 3318  
26 Fairbanks Road and 3323 Loretto Road, between Loretto Road and  
27 Gwynford Lane (R.E. Nos. 156120-0000, 156326-0000, 156327-0000 and  
28 158109-0000), as more particularly described in **Exhibit 1**, dated July  
29 13, 2023, and graphically depicted in **Exhibit 2**, both of which are  
30 attached hereto (the "Subject Property"), have applied for a rezoning  
31 and reclassification of the Subject Property from Planned Unit

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

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

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

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

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

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

21 **Section 1. Property Rezoned.** The Subject Property is  
22 hereby rezoned and reclassified from Planned Unit Development (PUD)  
23 District (2022-250-E) to Planned Unit Development (PUD) District.  
24 This new PUD district shall generally permit single-family  
25 residential uses, and is described, shown and subject to the following  
26 documents, attached hereto:

27 **Exhibit 1** - Legal Description dated July 13, 2023.

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

29 **Revised Exhibit 3** - Revised Written Description dated October 16,  
30 2023.

31 **Exhibit 4** - Site Plan dated July 29, 2022.

1           **Section 2.           Owner and Description.** The Subject Property is  
 2 owned by Southbelt Park Ltd., IGS Diamond S Inc. and Irving G. Snyder,  
 3 Jr. and is legally described in **Exhibit 1**, attached hereto. The  
 4 applicant is Cyndy Trimmer, Esq., One Independent Drive, Suite 1200,  
 5 Jacksonville, Florida 32202; (904) 807-0185.

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

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

22  
 23 Form Approved:

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 25           /s/ Mary E. Staffopoulos          

26 Office of General Counsel

27 Legislation Prepared By: Caroline Fulton

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