

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2019-496**

5 AN ORDINANCE REZONING APPROXIMATELY 33.00±
6 ACRES, LOCATED IN COUNCIL DISTRICT 9 AT 0 120TH
7 STREET, BETWEEN MORSE AVENUE AND 120TH STREET
8 (R.E. NO. 015825-1300), AS DESCRIBED HEREIN,
9 OWNED BY SOUTHERN IMPRESSION HOMES, LLC, FROM
10 RESIDENTIAL MEDIUM DENSITY-A (RMD-A) AND
11 RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICTS TO
12 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE,
14 TO PERMIT MULTI-FAMILY RESIDENTIAL USES, AS
15 DESCRIBED IN THE GENTLE WOODS VILLAS PUD;
16 PROVIDING A DISCLAIMER THAT THE REZONING
17 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
18 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
19 PROVIDING AN EFFECTIVE DATE.
20

21 **WHEREAS**, Southern Impression Homes, LLC, the owner of
22 approximately 33.00± acres, located in Council District 9 at 0 120th
23 Street, between Morse Avenue and 120th Street (R.E. No. 015825-
24 1300), as more particularly described in **Exhibit 1**, dated May 28,
25 2019, and graphically depicted in **Exhibit 2**, both of which are
26 **attached hereto** and incorporated herein by this reference (Subject
27 Property), has applied for a rezoning and reclassification of that
28 property from Residential Medium Density-A (RMD-A) and Residential
29 Rural-Acre (RR-Acre) Districts to Planned Unit Development (PUD)
30 District, as described in Section 1 below; and

31 **WHEREAS**, the Planning Commission has considered the

1 application and has rendered an advisory opinion; and

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

4 **WHEREAS**, the Council finds that such rezoning is: (1)
5 consistent with the *2030 Comprehensive Plan*; (2) furthers the
6 goals, objectives and policies of the *2030 Comprehensive Plan*; and
7 (3) is not in conflict with any portion of the City's land use
8 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 Medium Density-A
20 (RMD-A) and Residential Rural-Acre (RR-Acre) Districts to Planned
21 Unit Development (PUD) District. This new PUD district shall
22 generally permit multi-family residential uses, and is described,
23 shown and subject to the following attached documents:

24 **Exhibit 1** - Legal Description dated May 28, 2019.

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

26 **Exhibit 3** - Written Description dated June 1, 2019.

27 **Exhibit 4** - Site Plan dated May 1, 2019.

28 **Section 2. Owner and Description.** The Subject Property
29 is owned by Southern Impression Homes, LLC, and is legally
30 described in **Exhibit 1, attached hereto**. The agent is L. Charles
31 Mann, 165 Arlington Road, Jacksonville, Florida 32211; (904) 721-

1 1546.

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

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

19
20 Form Approved:

21
22 /s/ Shannon K. Eller

23 Office of General Counsel

24 Legislation Prepared By: Bruce Lewis

25 GC-#1292587-v1-Gentle_Woods_PUD_Z-2388