

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2019-689**

5 AN ORDINANCE REZONING APPROXIMATELY 0.20± OF AN  
6 ACRE, LOCATED IN COUNCIL DISTRICT 10 AT 5719  
7 MONCRIEF ROAD WEST, BETWEEN MONCRIEF-DINSMORE  
8 ROAD AND NEW KINGS ROAD (R.E. NO. 021561-  
9 0000), AS DESCRIBED HEREIN, OWNED BY CARLOS  
10 JEROME MCGHEE, SR., AND FADIA LESTER MCGHEE,  
11 FROM RESIDENTIAL LOW DENSITY-60 (RLD-60)  
12 DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)  
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
14 ZONING CODE, TO PERMIT A COMMUNITY RESIDENTIAL  
15 HOME, AS DESCRIBED IN THE MCGHEE HEARTFELT  
16 WHOLENESS CENTER PUD; PROVIDING A DISCLAIMER  
17 THAT THE REZONING GRANTED HEREIN SHALL NOT BE  
18 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
19 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
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21 **WHEREAS**, Carlos Jerome McGhee, Sr., and Fadia Lester McGhee,  
22 the owners of approximately 0.20± of an acre, located in Council  
23 District 10 at 5719 Moncrief Road West, between Moncrief-Dinsmore  
24 Road and New Kings Road (R.E. No. 021561-0000), as more  
25 particularly described in the **Exhibit 1**, dated June 27, 2019, and  
26 graphically depicted in the **Exhibit 2**, both of which are **attached**  
27 **hereto** (Subject Property), have applied for a rezoning and  
28 reclassification of that property from Residential Low Density-60  
29 (RLD-60) District to Planned Unit Development (PUD) District, as  
30 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 Low Density-60  
20 (RLD-60) District to Planned Unit Development (PUD) District. This  
21 new PUD district shall generally permit a community residential  
22 home, and is described, shown and subject to the following  
23 documents, **attached hereto**:

24 **Exhibit 1** - Legal Description dated June 27, 2019.

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

26 **Exhibit 3** - Written Description dated August 28, 2019.

27 **Exhibit 4** - Site Plan dated August 27, 2018.

28 **Section 2. Owner and Description.** The Subject Property  
29 is owned by Carlos Jerome McGhee, Sr., and Fadia Lester McGhee, and  
30 is legally described in the **Exhibit 1, attached hereto**. The agent  
31 is Carlos Jerome McGhee, P.O. Box 12378, Jacksonville, Florida

1 32209; (904) 591-1620.

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.

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20 Form Approved:

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22           /s/ Shannon K. Eller          

23 Office of General Counsel

24 Legislation Prepared By: Arimus Wells

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