

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2019-798**

5 AN ORDINANCE REZONING APPROXIMATELY 5.67±
6 ACRES, LOCATED IN COUNCIL DISTRICT 10 AT 0
7 NAVAHO AVENUE, 2109 NAVAHO AVENUE, 2158 NAVAHO
8 AVENUE, AND 6844 WILEY ROAD (R.E. NOS. 011639-
9 0000, 011641-0000, 011642-0000, 011642-0010,
10 AND 011642-0020), AS DESCRIBED HEREIN, OWNED
11 BY GUILCO INVESTMENTS, INC., THE ELSE GUILLORY
12 ESTATE, IRMA C. GUILLORY, DARRIN S. GUILLORY,
13 AND TERRANCE D. GUILLORY, FROM RESIDENTIAL
14 MEDIUM DENSITY-B (RMD-B) DISTRICT TO PLANNED
15 UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED
16 AND CLASSIFIED UNDER THE ZONING CODE, TO
17 PERMIT SINGLE FAMILY RESIDENTIAL USES, AS
18 DESCRIBED IN THE WILEY ROAD RENTAL COMMUNITY
19 PUD; PROVIDING A DISCLAIMER THAT THE REZONING
20 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
21 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
22 PROVIDING AN EFFECTIVE DATE.
23

24 **WHEREAS**, Guilco Investments, Inc., the Else Guillory Estate,
25 Irma C. Guillory, Darrin S. Guillory, and Terrance D. Guillory, the
26 owners of approximately 5.67± acres, located in Council District 10
27 at 0 Navaho Avenue, 2109 Navaho Avenue, 2158 Navaho Avenue, and
28 6844 Wiley Road (R.E. Nos. 011639-0000, 011641-0000, 011642-0000,
29 011642-0010, and 011642-0020), as more particularly described in
30 **Exhibit 1**, dated October 4, 2019, and graphically depicted in
31 **Exhibit 2**, both of which are **attached hereto** (Subject Property),

1 have applied for a rezoning and reclassification of that property
2 from Residential Medium Density-B (RMD-B) District to Planned Unit
3 Development (PUD) District, as described in Section 1 below; and

4 **WHEREAS,** the Planning Commission has considered the
5 application and has rendered an advisory opinion; and

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

8 **WHEREAS,** the Council finds that such rezoning is: (1)
9 consistent with the *2030 Comprehensive Plan*; (2) furthers the
10 goals, objectives and policies of the *2030 Comprehensive Plan*; and
11 (3) is not in conflict with any portion of the City's land use
12 regulations; and

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

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

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

28 **Exhibit 1** - Legal Description dated October 4, 2019.

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

30 **Exhibit 3** - Written Description dated October 19, 2019.

31 **Exhibit 4** - Site Plan dated October 4, 2019.

1 **Section 2. Owner and Description.** The Subject Property
2 is owned by Guilco Investments, Inc., the Else Guillory Estate,
3 Irma C. Guillory, Darrin S. Guillory, and Terrance D. Guillory, and
4 is legally described in **Exhibit 1, attached hereto.** The agent is
5 Gregory Matovina, 12443 San Jose Boulevard, Suite 504,
6 Jacksonville, Florida 32223; (904) 292-0778.

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

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

24
25 Form Approved:

26
27 /s/ Shannon K. Eller

28 Office of General Counsel

29 Legislation Prepared By: Bruce Lewis

30 GC-#1315229-v1-Guilco_Investments_PUD_Z-2521