

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

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; PUD SUBJECT TO CONDITIONS; PROVIDING A  
20 DISCLAIMER THAT THE REZONING GRANTED HEREIN  
21 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM  
22 ANY OTHER APPLICABLE LAWS; PROVIDING AN  
23 EFFECTIVE DATE.  
24

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

1 **Exhibit 2**, both of which are **attached hereto** (Subject Property),  
2 have applied for a rezoning and reclassification of that property  
3 from Residential Medium Density-B (RMD-B) District to Planned Unit  
4 Development (PUD) District, as described in Section 1 below; and

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

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

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

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

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

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

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

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

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

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

1           **Section 2.           Rezoning Approved Subject to Conditions.** This  
2 rezoning is approved subject to the following conditions. Such  
3 conditions control over the Written Description and the Site Plan  
4 and may only be amended through a rezoning.

5           (1) The overflow parking area shall be designed and  
6 constructed in accordance with Part 6 of the Zoning Code (including  
7 a paved surface with standard sized parking spaces and aisles) with  
8 the number of spaces to be maximized in this area as approved by  
9 the Planning and Development Department. In addition, the overflow  
10 parking area shall comply with Part 12 of the Zoning Code.

11           (2) The on street parking spaces shall also comply with the  
12 design and construction requirements of Part 6, and shall have  
13 minimum dimensions of 8 feet x 22 feet.

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

20           **Section 4.           Disclaimer.** The rezoning granted herein  
21 shall **not** be construed as an exemption from any other applicable  
22 local, state, or federal laws, regulations, requirements, permits  
23 or approvals. All other applicable local, state or federal permits  
24 or approvals shall be obtained before commencement of the  
25 development or use and issuance of this rezoning is based upon  
26 acknowledgement, representation and confirmation made by the  
27 applicant(s), owner(s), developer(s) and/or any authorized agent(s)  
28 or designee(s) that the subject business, development and/or use  
29 will be operated in strict compliance with all laws. Issuance of  
30 this rezoning does **not** approve, promote or condone any practice or  
31 act that is prohibited or restricted by any federal, state or local  
32 laws.

**Section 5. 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 the Council Secretary.

Form Approved:

/s/ Shannon K. Eller

Office of General Counsel

Legislation Prepared By: Bruce Lewis

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