

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2021-14**

5 AN ORDINANCE REZONING APPROXIMATELY 0.69± OF AN  
6 ACRE, LOCATED IN COUNCIL DISTRICT 7 AT 124 WEST  
7 4<sup>TH</sup> STREET AND 134 WEST 4<sup>TH</sup> STREET, BETWEEN SILVER  
8 STREET AND LAURA STREET (R.E. NOS. 070864-0000  
9 AND 070865-0000) AS DESCRIBED HEREIN, OWNED BY  
10 PIERIA, INC., FROM RESIDENTIAL MEDIUM DENSITY-  
11 SPRINGFIELD (RMD-S) DISTRICT TO PLANNED UNIT  
12 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
14 SINGLE FAMILY AND MULTI-FAMILY RESIDENTIAL USES,  
15 AS DESCRIBED IN THE WEST 4<sup>TH</sup> APARTMENTS PUD;  
16 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
17 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
18 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
19 EFFECTIVE DATE.  
20

21 **WHEREAS**, Pieria, Inc., the owner of approximately 0.69± of an  
22 acre, located in Council District 7 at 124 West 4<sup>th</sup> Street and 134  
23 West 4<sup>th</sup> Street, between Silver Street and Laura Street (R.E. Nos.  
24 070864-0000 and 070865-0000), as more particularly described in  
25 **Exhibit 1**, dated March 13, 2020, and graphically depicted in **Exhibit**  
26 **2**, both of which are **attached hereto** (Subject Property), has applied  
27 for a rezoning and reclassification of that property from Residential  
28 Medium Density-Springfield (RMD-S) District to Planned Unit  
29 Development (PUD) District, as described in Section 1 below; and

30 **WHEREAS**, the Planning Commission has considered the application  
31 and has rendered an advisory opinion; and

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

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

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

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

16           **Section 1.           Property Rezoned.**       The Subject Property is  
17 hereby rezoned and reclassified from Residential Medium Density-  
18 Springfield (RMD-S) District to Planned Unit Development (PUD)  
19 District. This new PUD district shall generally permit single family  
20 and multi-family residential uses, and is described, shown and subject  
21 to the following documents, **attached hereto**:

22 **Exhibit 1** - Legal Description dated March 13, 2020.

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

24 **Exhibit 3** - Written Description dated November 23, 2020.

25 **Exhibit 4** - Site Plan dated November 17, 2020.

26           **Section 2.           Owner and Description.**       The Subject Property  
27 is owned by Pieria, Inc., and is legally described in **Exhibit 1**,  
28 **attached hereto**.       The applicant is Cyndy Trimmer, Esq., One  
29 Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)  
30 807-0185.

31           **Section 3.           Disclaimer.**       The rezoning granted herein

