

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-230**

5 AN ORDINANCE REZONING APPROXIMATELY 89.07±
6 ACRES, LOCATED IN COUNCIL DISTRICT 12 AT 0 GRACY
7 ROAD, BETWEEN LAUREN OAK LANE AND SHERMAN HILLS
8 PARKWAY, AS DESCRIBED HEREIN, OWNED BY GREEN
9 VALLEY LAND, LLC, FROM PLANNED UNIT DEVELOPMENT
10 (PUD) DISTRICT (2002-933-E) AND RESIDENTIAL
11 RURAL-ACRE (RR-ACRE) DISTRICT TO PLANNED UNIT
12 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
14 SINGLE FAMILY RESIDENTIAL USES, AS DESCRIBED IN
15 THE VISTA BAY PUD; PROVIDING A DISCLAIMER THAT
16 THE REZONING GRANTED HEREIN SHALL NOT BE
17 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
18 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
19

20 **WHEREAS**, Green Valley Land, LLC, the owner of approximately
21 89.07± acres, located in Council District 12 at 0 Gracy Road, between
22 Lauren Oak Lane and Sherman Hills Parkway, as more particularly
23 described in **Exhibit 1**, dated March 2, 2021, and graphically depicted
24 in **Exhibit 2**, both of which are **attached hereto** (Subject Property),
25 has applied for a rezoning and reclassification of that property from
26 Planned Unit Development (PUD) District (2002-933-E) and Residential
27 Rural-Acre (RR-Acre) District to Planned Unit Development (PUD)
28 District, as described in Section 1 below; and

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

31 **WHEREAS**, the Land Use and Zoning Committee, after due notice and

1 public hearing, has made its recommendation to the Council; and

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

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

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

15 **Section 1. Property Rezoned.** The Subject Property is
16 hereby rezoned and reclassified from Planned Unit Development (PUD)
17 District (2002-933-E) and Residential Rural-Acre (RR-Acre) District
18 to Planned Unit Development (PUD) District. This new PUD district
19 shall generally permit single family residential uses, and is
20 described, shown and subject to the following documents, **attached**
21 **hereto:**

22 **Exhibit 1** - Legal Description dated March 2, 2021.

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

24 **Exhibit 3** - Written Description dated April 1, 2021.

25 **Exhibit 4** - Site Plan dated April 1, 2021.

26 **Section 2. Owner and Description.** The Subject Property
27 is owned by Green Valley Land, LLC, and is legally described in
28 **Exhibit 1, attached hereto.** The applicant is Thomas O. Ingram, Esq.,
29 233 East Bay Street, Suite 1113, Jacksonville, Florida 32202; (904)
30 612-9179.

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

