

Introduced and amended by the Land Use and Zoning Committee:

ORDINANCE 2025-172

AN ORDINANCE ADOPTING A SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP SERIES OF THE 2045 COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE DESIGNATION FROM LOW DENSITY RESIDENTIAL (LDR) TO MEDIUM DENSITY RESIDENTIAL (MDR) ON APPROXIMATELY 3.91± ACRES LOCATED IN COUNCIL DISTRICT 9 AT 3062 SUNNYBROOK COURT, BETWEEN MELSON AVENUE AND DETROIT STREET (R.E. NO(S). 057499-0000), OWNED BY ARTEK HOMES, LLC, AS MORE PARTICULARLY DESCRIBED HEREIN, PURSUANT TO APPLICATION NUMBER L-6013-24C; PROVIDING A DISCLAIMER THAT THE AMENDMENT GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to the provisions of Section 650.402(b), Ordinance Code, and Section 163.3187(1), Florida Statutes, an application for a proposed Small-Scale Amendment to the Future Land Use Map series (FLUMs) of the 2045 Comprehensive Plan to change the Future Land Use designation from Low Density Residential (LDR) to Medium Density Residential (MDR) on 3.91± acres of certain real property in Council District 9 was filed by Cyndy Trimmer, Esq., on behalf of the owner, Artek Homes, LLC; and

WHEREAS, the Planning and Development Department reviewed the proposed revision and application and has prepared a written report and rendered an advisory recommendation to the City Council with

respect to the proposed amendment; and

WHEREAS, the Planning Commission, acting as the Local Planning Agency (LPA), held a public hearing on this proposed amendment, with due public notice having been provided, reviewed and considered comments received during the public hearing and made its recommendation to the City Council; and

WHEREAS, the Land Use and Zoning (LUZ) Committee of the City Council held a public hearing on this proposed amendment to the *2045 Comprehensive Plan*, pursuant to Chapter 650, Part 4, *Ordinance Code*, considered all written and oral comments received during the public hearing, and has made its recommendation to the City Council; and

WHEREAS, the City Council held a public hearing on this proposed amendment, with public notice having been provided, pursuant to Section 163.3187, *Florida Statutes*, and Chapter 650, Part 4, *Ordinance Code*, and considered all oral and written comments received during public hearings, including the data and analysis portions of this proposed amendment to the *2045 Comprehensive Plan* and the recommendations of the Planning and Development Department, the Planning Commission and the LUZ Committee; and

WHEREAS, in the exercise of its authority, the City Council has determined it necessary and desirable to adopt this proposed amendment to the *2045 Comprehensive Plan* to preserve and enhance present advantages, encourage the most appropriate use of land, water, and resources consistent with the public interest, overcome present deficiencies, and deal effectively with future problems which may result from the use and development of land within the City of Jacksonville; now therefore

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

Section 1. Purpose and Intent. This Ordinance is adopted to carry out the purpose and intent of, and exercise the authority set out in, the Community Planning Act, Sections 163.3161 through

1 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as
2 amended.

3 **Section 2. Subject Property Location and Description.** The
4 approximately 3.91± acres are located in Council District 9 at 3062
5 Sunnybrook Court, between Melson Avenue and Detroit Street (R.E.
6 No(s). 057499-0000), as more particularly described in **Exhibit 1**,
7 dated December 4, 2024, and graphically depicted in **Exhibit 2**, both
8 attached hereto and incorporated herein by this reference (the
9 "Subject Property").

10 **Section 3. Owner and Applicant Description.** The Subject
11 Property is owned by Artek Homes, LLC. The applicant is Cyndy Trimmer,
12 Esq., 1 Independent Drive, Suite 1200, Jacksonville, Florida, 32202;
13 (904) 807-0185.

14 **Section 4. Adoption of Small-Scale Land Use Amendment.** The
15 City Council hereby adopts a proposed Small-Scale revision to the
16 Future Land Use Map series of the *2045 Comprehensive Plan* by changing
17 the Future Land Use Map designation of the Subject Property from Low
18 Density Residential (LDR) to Medium Density Residential (MDR),
19 pursuant to Application Number L-6013-24C.

20 **Section 5. Applicability, Effect and Legal Status.** The
21 applicability and effect of the *2045 Comprehensive Plan*, as herein
22 amended, shall be as provided in the Community Planning Act, Sections
23 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All
24 development undertaken by, and all actions taken in regard to
25 development orders by governmental agencies in regard to land which
26 is subject to the *2045 Comprehensive Plan*, as herein amended, shall
27 be consistent therewith as of the effective date of this amendment
28 to the plan.

29 **Section 6. Effective Date of this Plan Amendment.**

30 (a) If the amendment meets the criteria of Section 163.3187,
31 *Florida Statutes*, as amended, and is not challenged, the effective

1 date of this plan amendment shall be thirty-one (31) days after
2 adoption.

3 (b) If challenged within thirty (30) days after adoption, the
4 plan amendment shall not become effective until the state land
5 planning agency or the Administration Commission, respectively, issue
6 a final order determining the adopted Small-Scale Amendment to be in
7 compliance.

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

20 **Section 8. Effective Date.** This Ordinance shall become
21 effective upon signature by the Mayor or upon becoming effective
22 without the Mayor's signature.

23
24
25 Form Approved:

26
27 /s/ Dylan Reingold

28 Office of General Counsel

29 Legislation Prepared By: Kaleigh Shuler

30 GC-#1715533-v1-2025-172_Amend_&_Rerefer.docx