

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2019-275**

5 AN ORDINANCE REZONING APPROXIMATELY 11.89±  
6 ACRES LOCATED IN COUNCIL DISTRICT 2, AT 0 FAYE  
7 ROAD, 2003 FAYE ROAD, 2007 FAYE ROAD, 2011  
8 FAYE ROAD, AND 2538 LONGREENE ROAD WEST,  
9 BETWEEN FAYE ROAD AND INTERSTATE 295 (R.E.  
10 NOS. 110968-0000, 110969-0000, 110975-0000,  
11 110915-0000, AND 110915-5000) AS DESCRIBED  
12 HEREIN, OWNED BY THE ESTATE OF FREDERICK A.  
13 BRYAN, SR., AND CATHERINE B. BRYAN, FROM  
14 RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT TO  
15 RESIDENTIAL LOW DENSITY-60 (RLD-60) DISTRICT,  
16 AS DEFINED AND CLASSIFIED UNDER THE ZONING  
17 CODE; PROVIDING A DISCLAIMER THAT THE REZONING  
18 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN  
19 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
20 PROVIDING AN EFFECTIVE DATE.  
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22 **WHEREAS**, the Estate of Frederick A. Bryan, Sr., and Catherine  
23 B. Bryan, the owners of approximately 11.89± acres located in  
24 Council District 2, at 0 Faye Road, 2003 Faye Road, 2007 Faye Road,  
25 2011 Faye Road, and 2538 Longreene Road West, between Faye Road and  
26 Interstate 295 (R.E. Nos. 110968-0000, 110969-0000, 110975-0000,  
27 110915-0000, and 110915-5000) as more particularly described in  
28 **Exhibit 1**, dated March 28, 2019, and graphically depicted in  
29 **Exhibit 2**, both of which are **attached hereto** and incorporated  
30 herein by this reference (Subject Property), have applied for a  
31 rezoning and reclassification of the Subject Property from

1 Residential Rural-Acre (RR-Acre) District to Residential Low  
2 Density-60 (RLD-60) District; and

3 **WHEREAS**, the Planning and Development Department has  
4 considered the application and has rendered an advisory  
5 recommendation; and

6 **WHEREAS**, the Planning Commission, acting as the local planning  
7 agency, has reviewed the application and made an advisory  
8 recommendation to the Council; and

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

11 **WHEREAS**, taking into consideration the above recommendations  
12 and all other evidence entered into the record and testimony taken  
13 at the public hearings, the Council finds that such rezoning: (1)  
14 is consistent with the *2030 Comprehensive Plan*; (2) furthers the  
15 goals, objectives and policies of the *2030 Comprehensive Plan*; and  
16 (3) is not in conflict with any portion of the City's land use  
17 regulations; now, therefore

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

19 **Section 1. Property Rezoned.** The Subject Property is  
20 hereby rezoned and reclassified from Residential Rural-Acre (RR-  
21 Acre) District to Residential Low Density-60 (RLD-60) District, as  
22 defined and classified under the Zoning Code, City of Jacksonville,  
23 Florida.

24 **Section 2. Owners and Description.** The Subject Property  
25 is owned by the Estate of Frederick A. Bryan, Sr., and Catherine B.  
26 Bryan, and is described in **Exhibit 1, attached hereto**. The agent  
27 is Zach Miller, Esq., 501 Riverside Avenue, Suite 901,  
28 Jacksonville, Florida 32202; (904) 396-5731.

29 **Section 3. Disclaimer.** The rezoning granted herein shall  
30 **not** be construed as an exemption from any other applicable local,  
31 state, or federal laws, regulations, requirements, permits or

1 approvals. All other applicable local, state or federal permits or  
2 approvals shall be obtained before commencement of the development  
3 or use and issuance of this rezoning is based upon acknowledgement,  
4 representation and confirmation made by the applicant(s),  
5 owners(s), developer(s) and/or any authorized agent(s) or  
6 designee(s) that the subject business, development and/or use will  
7 be operated in strict compliance with all laws. Issuance of this  
8 rezoning does not approve, promote or condone any practice or act  
9 that is prohibited or restricted by any federal, state or local  
10 laws.

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

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16 Form Approved:

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18           /s/ Shannon K. Eller          

19 Office of General Counsel

20 Legislation Prepared By: Arimus Wells

21 GC-#1275398-v1-Rez\_-\_2003\_Faye\_Rd\_Z-2287