

1 Introduced by the Land Use and Zoning Committee:  
2  
3

4 **ORDINANCE 2022-353**

5 AN ORDINANCE REZONING APPROXIMATELY 4.85± ACRES  
6 LOCATED IN COUNCIL DISTRICT 10 AT 0 JACKS ROAD,  
7 5710 JACKS ROAD, 5738 JACKS ROAD AND 5740 JACKS  
8 ROAD, BETWEEN DAVELL ROAD AND JACKS ROAD (R.E.  
9 NOS. 083352-0040, 083386-0000, 083352-0020 AND  
10 083352-0000), OWNED BY TERESA EARLENE CROWDER  
11 (ALSO KNOWN AS TERESA E. CROWDER), NANNETTE V.  
12 RAMEY, AND BILLY LEE RHODEN AND DORIS J. RHODEN,  
13 AS DESCRIBED HEREIN, FROM RESIDENTIAL LOW  
14 DENSITY-60 (RLD-60) DISTRICT TO PLANNED UNIT  
15 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
16 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
17 MULTI-FAMILY RESIDENTIAL USES, AS DESCRIBED IN  
18 THE IRONGATE VILLAS PUD, PURSUANT TO FUTURE LAND  
19 USE MAP SERIES (FLUMS) SMALL-SCALE AMENDMENT  
20 APPLICATION NUMBER L-5687-22C; PROVIDING A  
21 DISCLAIMER THAT THE REZONING GRANTED HEREIN  
22 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
23 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
24 DATE.

25  
26 **WHEREAS**, the City of Jacksonville adopted a Small-Scale  
27 Amendment to the *2030 Comprehensive Plan* for the purpose of revising  
28 portions of the Future Land Use Map series (FLUMS) in order to ensure  
29 the accuracy and internal consistency of the plan, pursuant to the  
30 companion land use application L-5687-22C; and

31 **WHEREAS**, in order to ensure consistency of zoning district with

1 the *2030 Comprehensive Plan* and the adopted companion Small-Scale  
2 Amendment L-5687-22C, an application to rezone and reclassify from  
3 Residential Low Density-60 (RLD-60) District to Planned Unit  
4 Development (PUD) District was filed by Curtis Hart on behalf of the  
5 owners of approximately 4.85± acres of certain real property in  
6 Council District 10, as more particularly described in Section 1; and

7 **WHEREAS**, the Planning and Development Department, in order to  
8 ensure consistency of this zoning district with the *2030 Comprehensive*  
9 *Plan*, has considered the rezoning and has rendered an advisory  
10 opinion; and

11 **WHEREAS**, the Planning Commission has considered the application  
12 and has rendered an advisory opinion; and

13 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due  
14 notice, held a public hearing and made its recommendation to the  
15 Council; and

16 **WHEREAS**, the City Council, after due notice, held a public  
17 hearing, and taking into consideration the above recommendations as  
18 well as all oral and written comments received during the public  
19 hearings, the Council finds that such rezoning is consistent with the  
20 *2030 Comprehensive Plan* adopted under the comprehensive planning  
21 ordinance for future development of the City of Jacksonville; and

22 **WHEREAS**, the Council finds that the proposed PUD does not affect  
23 adversely the orderly development of the City as embodied in the  
24 *Zoning Code*; will not affect adversely the health and safety of  
25 residents in the area; will not be detrimental to the natural  
26 environment or to the use or development of the adjacent properties  
27 in the general neighborhood; and the proposed PUD will accomplish the  
28 objectives and meet the standards of Section 656.340 (Planned Unit  
29 Development) of the *Zoning Code* of the City of Jacksonville; now,  
30 therefore

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

1           **Section 1.           Subject Property Location and Description.** The  
2 approximately 4.85± acres are located in Council District 10 at 0  
3 Jacks Road, 5710 Jacks Road, 5738 Jacks Road and 5740 Jacks Road,  
4 between Davell Road and Jacks Road (R.E. Nos. 083352-0040, 083386-  
5 0000, 083352-0020 and 083352-0000), as more particularly described  
6 in **Exhibit 1**, dated February 28, 2022, and graphically depicted in  
7 **Exhibit 2**, both of which are **attached hereto** and incorporated herein  
8 by this reference (the "Subject Property").

9           **Section 2.           Owner and Applicant Description.** The Subject  
10 Property is owned by Teresa Earlene Crowder (also known as Teresa E.  
11 Crowder), Nannette V. Ramey, and Billy Lee Rhoden and Doris J. Rhoden.  
12 The applicant is Curtis Hart, 8051 Tara Lane, Jacksonville, Florida  
13 32216; (904) 993-5008.

14           **Section 3.           Property Rezoned.** The Subject Property,  
15 pursuant to adopted companion Small-Scale Amendment L-5687-22C, is  
16 hereby rezoned and reclassified from Residential Low Density-60 (RLD-  
17 60) District to Planned Unit Development (PUD) District. This new  
18 PUD district shall generally permit multi-family residential uses,  
19 and is described, shown and subject to the following documents,  
20 **attached hereto:**

21 **Exhibit 1** - Legal Description dated February 28, 2022.

22 **Exhibit 2** - Subject Property Map (prepared by P&DD).

23 **Exhibit 3** - Written Description dated April 11, 2022.

24 **Exhibit 4** - Site Plan dated April 11, 2022.

25           **Section 4.           Contingency.** This rezoning shall not become  
26 effective until thirty-one (31) days after adoption of the companion  
27 Small-Scale Amendment unless challenged by the state land planning  
28 agency; and further provided that if the companion Small-Scale  
29 Amendment is challenged by the state land planning agency, this  
30 rezoning shall not become effective until the state land planning  
31 agency or the Administration Commission issues a final order

1 determining the companion Small-Scale Amendment is in compliance with  
2 Chapter 163, *Florida Statutes*.

3       **Section 5. Disclaimer.** The rezoning granted herein  
4 shall not be construed as an exemption from any other applicable  
5 local, state, or federal laws, regulations, requirements, permits or  
6 approvals. All other applicable local, state or federal permits or  
7 approvals shall be obtained before commencement of the development  
8 or use, and issuance of this rezoning is based upon acknowledgement,  
9 representation and confirmation made by the applicant(s), owner(s),  
10 developer(s) and/or any authorized agent(s) or designee(s) that the  
11 subject business, development and/or use will be operated in strict  
12 compliance with all laws. Issuance of this rezoning does not approve,  
13 promote or condone any practice or act that is prohibited or  
14 restricted by any federal, state or local laws.

15       **Section 6. Effective Date.** The enactment of this Ordinance  
16 shall be deemed to constitute a quasi-judicial action of the City  
17 Council and shall become effective upon signature by the Council  
18 President and the Council Secretary.

19  
20 Form Approved:

21  
22           /s/ Mary E. Staffopoulos          

23 Office of General Counsel

24 Legislation Prepared By: Erin Abney

25 GC-#1496086-v2-2022-353\_(Z-4132).docx