

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-760**

5 AN ORDINANCE REZONING APPROXIMATELY 2.50± ACRES
6 LOCATED IN COUNCIL DISTRICT 6 AT 0 SUNBEAM ROAD,
7 4812 SUNBEAM ROAD, 4820 SUNBEAM ROAD AND 4822
8 SUNBEAM ROAD, BETWEEN ABBY GLEN CIRCLE AND EGRETS
9 LANDING DRIVE (R.E. NOS. 149166-0000, 149169-
10 0000, 149170-0000 AND 149175-0000), AS DESCRIBED
11 HEREIN, OWNED BY 4812 SUNBEAM LLC, FROM
12 RESIDENTIAL MEDIUM DENSITY-A (RMD-A) DISTRICT TO
13 RESIDENTIAL MEDIUM DENSITY-D (RMD-D) DISTRICT,
14 AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE;
15 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
16 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
17 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
18 EFFECTIVE DATE.
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20 **WHEREAS**, 4812 Sunbeam LLC, the owner of approximately 2.50±
21 acres located in Council District 6 at 0 Sunbeam Road, 4812 Sunbeam
22 Road, 4820 Sunbeam Road and 4822 Sunbeam Road, between Abby Glen
23 Circle and Egrets Landing Drive (R.E. Nos. 149166-0000, 149169-0000,
24 149170-0000 and 149175-0000), as more particularly described in
25 **Exhibit 1**, dated July 7, 2022, and graphically depicted in **Exhibit**
26 **2**, both of which are attached hereto (the "Subject Property"), has
27 applied for a rezoning and reclassification of the Subject Property
28 from Residential Medium Density-A (RMD-A) District to Residential
29 Medium Density-D (RMD-D) District; and

30 **WHEREAS**, the Planning and Development Department has considered
31 the application and has rendered an advisory recommendation; and

1 **WHEREAS**, the Planning Commission, acting as the local planning
2 agency, has reviewed the application and made an advisory
3 recommendation to the Council; and

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

7 **WHEREAS**, taking into consideration the above recommendations and
8 all other evidence entered into the record and testimony taken at the
9 public hearings, the Council finds that such rezoning: (1) is
10 consistent with the *2030 Comprehensive Plan*; (2) furthers the goals,
11 objectives and policies of the *2030 Comprehensive Plan*; and (3) is
12 not in conflict with any portion of the City's land use regulations;
13 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 Residential Medium Density-A
17 (RMD-A) District to Residential Medium Density-D (RMD-D) District,
18 as defined and classified under the Zoning Code, City of Jacksonville,
19 Florida.

20 **Section 2. Owner and Description.** The Subject Property is
21 owned by 4812 Sunbeam LLC, and is described in **Exhibit 1**, attached
22 hereto. The applicant is Curtis Hart, 8051 Tara Lane, Jacksonville,
23 Florida 32216; (904) 993-5008.

24 **Section 3. Disclaimer.** The rezoning granted herein shall
25 **not** be construed as an exemption from any other applicable local,
26 state, or federal laws, regulations, requirements, permits or
27 approvals. All other applicable local, state or federal permits or
28 approvals shall be obtained before commencement of the development
29 or use and issuance of this rezoning is based upon acknowledgement,
30 representation and confirmation made by the applicant(s), owners(s),
31 developer(s) and/or any authorized agent(s) or designee(s) that the

1 subject business, development and/or use will be operated in strict
2 compliance with all laws. Issuance of this rezoning does **not** approve,
3 promote or condone any practice or act that is prohibited or
4 restricted by any federal, state or local laws.

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

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10 Form Approved:

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12 /s/ Mary E. Staffopoulos

13 Office of General Counsel

14 Legislation Prepared By: Connor Corrigan

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