

1 The Land Use and Zoning Committee offers the following Substitute to
2 File No. 2025-173:

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4 Introduced and substituted by the Land Use and Zoning Committee:
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7 **ORDINANCE 2025-173**

8 AN ORDINANCE REZONING APPROXIMATELY 3.91± ACRES
9 LOCATED IN COUNCIL DISTRICT 9 AT 3062 SUNNYBROOK
10 COURT, BETWEEN MELSON AVENUE AND DETROIT STREET
11 (R.E. NO(S). 057499-0000), AS DESCRIBED HEREIN,
12 OWNED BY ARTEK HOMES, LLC, FROM RESIDENTIAL LOW
13 DENSITY-60 (RLD-60) TO PLANNED UNIT DEVELOPMENT
14 (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER
15 THE ZONING CODE, TO PERMIT SINGLE-FAMILY
16 DWELLINGS AND TOWNHOMES, AS DESCRIBED IN THE
17 SUNNYBROOK PUD; PROVIDING A DISCLAIMER THAT THE
18 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
19 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
20 PROVIDING AN EFFECTIVE DATE.
21

22 **WHEREAS,** Artek Homes, LLC, the owner of approximately 3.91±
23 acres located in Council District 9 at 3062 Sunnybrook Court, between
24 Melson Avenue and Detroit Street (R.E. No(s). 057499-0000), as more
25 particularly described in **Revised Exhibit 1**, September 23, 2025, and
26 graphically depicted in **Revised Exhibit 2**, both of which are attached
27 hereto (the "Subject Property"), has applied for a rezoning and
28 reclassification of the Subject Property from Residential Low
29 Density-60 (RLD-60) District to Planned Unit Development (PUD)
30 District, as described in Section 1 below; and

31 **WHEREAS,** the Planning Commission, acting as the local planning

1 agency, has reviewed the application and made an advisory
2 recommendation to the Council; and

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

5 **WHEREAS,** the Council finds that such rezoning is: (1)
6 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
7 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
8 not in conflict with any portion of the City's land use regulations;
9 and

10 **WHEREAS,** the Council finds the proposed rezoning does not
11 adversely affect the orderly development of the City as embodied in
12 the Zoning Code; will not adversely affect the health and safety of
13 residents in the area; will not be detrimental to the natural
14 environment or to the use or development of the adjacent properties
15 in the general neighborhood; and will accomplish the objectives and
16 meet the standards of Section 656.340 (Planned Unit Development) of
17 the Zoning Code; 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 Low Density-60 (RLD-
21 60) District to Planned Unit Development (PUD) District. This new PUD
22 district shall generally permit single family homes and townhomes,
23 and is described, shown and subject to the following documents,
24 attached hereto:

25 **Revised Exhibit 1** - Legal Description dated September 23, 2025.

26 **Revised Exhibit 2** - Subject Property per P&DD.

27 **Exhibit 3** - Written Description dated September 23, 2025.

28 **Exhibit 4** - Site Plan dated August 27, 2025.

29 **Section 2. Owner and Description.** The Subject Property is
30 owned by Artek Homes, LLC. The applicant is Cyndy Trimmer, Esq., 1
31 Independent Drive, Suite 1200, Jacksonville, Florida, 32202; (904)

807-0185.

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

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

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Form Approved:

/s/ Terrence Harvey

Office of General Counsel

Legislation Prepared By: Kaysie Cox

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