

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-681**

5 AN ORDINANCE REZONING APPROXIMATELY 10.25± ACRES  
6 LOCATED IN COUNCIL DISTRICT 5 AT 7373 OLD KINGS  
7 ROAD S., BETWEEN TOLEDO ROAD AND POWERS AVENUE  
8 (R.E. NO. 147998-1200), AS DESCRIBED HEREIN,  
9 OWNED BY THE YOUNG MEN’S CHRISTIAN ASSOCIATION  
10 OF FLORIDA’S FIRST COAST, INC., FROM PUBLIC  
11 BUILDING AND FACILITIES-2 (PBF-2) DISTRICT TO  
12 RESIDENTIAL MEDIUM DENSITY-D (RMD-D) DISTRICT,  
13 AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE;  
14 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
15 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
16 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
17 EFFECTIVE DATE.  
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19 **WHEREAS,** The Young Men’s Christian Association of Florida’s  
20 First Coast, Inc., the owner of approximately 10.25± acres located  
21 in Council District 5 at 7373 Old Kings Road S., between Toledo Road  
22 and Powers Avenue (R.E. No. 147998-1200), as more particularly  
23 described in **Exhibit 1**, dated July 1, 2024, and graphically depicted  
24 in **Exhibit 2**, both of which are attached hereto (the “Subject  
25 Property”), has applied for a rezoning and reclassification of the  
26 Subject Property from Public Building and Facilities-2 (PBF-2)  
27 District to Residential Medium Density-D (RMD-D) District; and

28 **WHEREAS,** the Planning and Development Department has  
29 considered the application and has rendered an advisory  
30 recommendation; 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 (LUZ) Committee, after due  
4 notice, held a public hearing and made its recommendation to the  
5 Council; and

6 **WHEREAS,** taking into consideration the above recommendations  
7 and all other evidence entered into the record and testimony taken  
8 at the public hearings, the Council finds that such rezoning: (1) is  
9 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,  
10 objectives and policies of the *2045 Comprehensive Plan*; and (3) is  
11 not in conflict with any portion of the City's land use regulations;  
12 now therefore

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

14 **Section 1. Property Rezoned.** The Subject Property is  
15 hereby rezoned and reclassified from Public Building and Facilities-  
16 2 (PBF-2) District to Residential Medium Density-D (RMD-D) District,  
17 as defined and classified under the Zoning Code, City of Jacksonville,  
18 Florida.

19 **Section 2. Owner and Description.** The Subject Property is  
20 owned by The Young Men's Christian Association of Florida's First  
21 Coast, Inc., and is legally described in **Exhibit 1**, attached hereto.  
22 The applicant is Zach Miller, 3203 Old Barn Court, Ponte Vedra Beach,  
23 Florida, 32082; (904) 651-8958.

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/ Dylan Reingold          

13 Office of General Counsel

14 Legislation Prepared by: Bruce Lewis

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