

1 Introduced, substituted and amended by the Land Use and Zoning  
2 Committee:

3  
4  
5 **ORDINANCE 2025-173-E**

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

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

29 **WHEREAS,** the Planning Commission, acting as the local planning  
30 agency, has reviewed the application and made an advisory  
31 recommendation to the Council; and

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

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

8       **WHEREAS,** the Council finds the proposed rezoning does not  
9 adversely affect the orderly development of the City as embodied in  
10 the Zoning Code; will not adversely affect the health and safety of  
11 residents in the area; will not be detrimental to the natural  
12 environment or to the use or development of the adjacent properties  
13 in the general neighborhood; and will accomplish the objectives and  
14 meet the standards of Section 656.340 (Planned Unit Development) of  
15 the Zoning Code; now therefore

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

17       **Section 1.       Property Rezoned.** The Subject Property is  
18 hereby rezoned and reclassified from Residential Low Density-60 (RLD-  
19 60) District to Planned Unit Development (PUD) District. This new PUD  
20 district shall generally permit single family homes and townhomes,  
21 and is described, shown and subject to the following documents,  
22 attached hereto:

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

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

25       **Revised Exhibit 3** - Revised Written Description dated October  
26 1, 2025.

27       **Revised Exhibit 4** - Revised Site Plan dated October 1, 2025.

28       **Section 2.       Owner and Description.** The Subject Property is  
29 owned by Artek Homes, LLC. The applicant is Cyndy Trimmer, Esq., 1  
30 Independent Drive, Suite 1200, Jacksonville, Florida, 32202; (904)  
31 807-0185.

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

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

17  
18 Form Approved:

19  
20 \_\_\_\_\_  
21 Office of General Counsel

22 Legislation Prepared By: Kaysie Cox

23 GC-#1722960-v1-2025-173-E.docx