

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2019-608**

5 AN ORDINANCE REZONING APPROXIMATELY 6.79±
6 ACRES, LOCATED IN COUNCIL DISTRICT 9 AT 5606
7 JAMMES ROAD AND 0 RYAN POND LANE, BETWEEN 103RD
8 STREET AND GASKINS ROAD (R.E. NOS. 014400-0000
9 AND 014401-0000), AS DESCRIBED HEREIN, OWNED
10 BY JAMMES AFC, LLC, FROM RESIDENTIAL MEDIUM
11 DENSITY-D (RMD-D) DISTRICT TO PLANNED UNIT
12 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
14 MULTI-FAMILY RESIDENTIAL USES, AS DESCRIBED IN
15 THE 5606 JAMMES ROAD PUD; PROVIDING A
16 DISCLAIMER THAT THE REZONING GRANTED HEREIN
17 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM
18 ANY OTHER APPLICABLE LAWS; PROVIDING AN
19 EFFECTIVE DATE.
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21 **WHEREAS**, Jammes AFC, LLC, the owner of approximately 6.79±
22 acres, located in Council District 9 at 5606 Jammes Road and 0 Ryan
23 Pond Lane, between 103rd Street and Gaskins Road (R.E. Nos. 014400-
24 0000 and 014401-0000), as more particularly described in **Exhibit 1**,
25 dated July 15, 2019, and graphically depicted in **Exhibit 2**, both of
26 which are **attached hereto** and incorporated herein by this reference
27 (Subject Property), has applied for a rezoning and reclassification
28 of that property from Residential Medium Density-D (RMD-D) District
29 to Planned Unit Development (PUD) District, as described in Section
30 1 below; and

31 **WHEREAS**, the Planning Commission has considered the

1 application and has rendered an advisory opinion; and

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

4 **WHEREAS**, the Council finds that such rezoning is: (1)
5 consistent with the *2030 Comprehensive Plan*; (2) furthers the
6 goals, objectives and policies of the *2030 Comprehensive Plan*; and
7 (3) is not in conflict with any portion of the City's land use
8 regulations; and

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

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

18 **Section 1. Property Rezoned.** The Subject Property is
19 hereby rezoned and reclassified from Residential Medium Density-D
20 (RMD-D) District to Planned Unit Development (PUD) District. This
21 new PUD district shall generally permit multi-family residential
22 uses, and is described, shown and subject to the following attached
23 documents:

24 **Exhibit 1** - Legal Description dated July 15, 2019.

25 **Exhibit 2** - Subject Property per P&DD.

26 **Exhibit 3** - Written Description dated June 21, 2019.

27 **Exhibit 4** - Site Plan dated June 21, 2019.

28 **Section 2. Owner and Description.** The Subject Property
29 is owned by Jammes AFC, LLC, and is legally described in **Exhibit 1**,
30 **attached hereto**. The agent is Wyman Duggan, Esq., 1301 Riverplace
31 Boulevard, Suite 1500, Jacksonville, Florida 32207; (904) 398-3911.

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

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

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19 Form Approved:

20
21 /s/ Shannon K. Eller

22 Office of General Counsel

23 Legislation Prepared By: Connor Corrigan

24 GC-#1300657-v1-5606_Jammes_Road_PUD_Z-2436