

1 Introduced by the Land Use and Zoning Committee:  
2  
3

4 **ORDINANCE 2019-608-E**

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 103<sup>RD</sup>  
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.  
20

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 103<sup>rd</sup> 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

1           **WHEREAS,** the Planning Commission has considered the  
2 application and has rendered an advisory opinion; 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 *2030 Comprehensive Plan*; (2) furthers the  
7 goals, objectives and policies of the *2030 Comprehensive Plan*; and  
8 (3) is not in conflict with any portion of the City's land use  
9 regulations; 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 Medium Density-D  
21 (RMD-D) District to Planned Unit Development (PUD) District. This  
22 new PUD district shall generally permit multi-family residential  
23 uses, and is described, shown and subject to the following attached  
24 documents:

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

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

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

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

29           **Section 2. Owner and Description.** The Subject Property  
30 is owned by Jammes AFC, LLC, and is legally described in **Exhibit 1,**  
31 **attached hereto.** The agent is Wyman Duggan, Esq., 1301 Riverplace

1 Boulevard, Suite 1500, Jacksonville, Florida 32207; (904) 398-3911.

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

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

19  
20 Form Approved:

21  
22           /s/ Shannon K. Eller          

23 Office of General Counsel

24 Legislation Prepared By: Connor Corrigan

25 GC-#1300657-v1-5606\_Jammes\_Road\_PUD\_Z-2436