

Introduced and substituted by the Land Use and Zoning Committee:

ORDINANCE 2025-173

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

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

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

WHEREAS, the Land Use and Zoning Committee, after due notice

and public hearing, has made its recommendation to the Council; and

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

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

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

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

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

Revised Exhibit 2 - Subject Property per P&DD.

Exhibit 3 - Written Description dated September 23, 2025.

Exhibit 4 - Site Plan dated August 27, 2025.

Section 2. Owner and Description. The Subject Property is owned by Artek Homes, LLC. The applicant is Cyndy Trimmer, Esq., 1 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,

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

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

15
16 Form Approved:

17
18 /s/ Dylan Reingold

19 Office of General Counsel

20 Legislation Prepared By: Kaysie Cox

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