

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-342**

5 AN ORDINANCE REZONING APPROXIMATELY 4.30±
6 ACRES, LOCATED IN COUNCIL DISTRICT 1 AT 5678
7 GEORGE COURT, BETWEEN FT. CAROLINE ROAD AND
8 JACK ROAD (R.E. NO. 128192-0000), AS DESCRIBED
9 HEREIN, OWNED BY THE JOYCE CHAFFE TRUST, FROM
10 RESIDENTIAL MEDIUM DENSITY-D (RMD-D) AND
11 RESIDENTIAL MEDIUM DENSITY-C (RMD-C) DISTRICTS
12 TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE,
14 TO PERMIT MULTI-FAMILY RESIDENTIAL USES, AS
15 DESCRIBED IN THE GEORGIAN VILLAS PUD;
16 PROVIDING A DISCLAIMER THAT THE REZONING
17 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
18 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
19 PROVIDING AN EFFECTIVE DATE.
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21 **WHEREAS**, the Joyce Chaffe Trust, the owner of approximately
22 4.30± acres, located in Council District 1 at 5678 George Court,
23 between Ft. Caroline Road and Jack Road (R.E. No. 128192-0000), as
24 more particularly described in **Exhibit 1**, dated February 14, 2020,
25 and graphically depicted in **Exhibit 2**, both of which are **attached**
26 **hereto** (Subject Property), has applied for a rezoning and
27 reclassification of that property from Residential Medium Density-D
28 (RMD-D) and Residential Medium Density-C (RMD-C) Districts to
29 Planned Unit Development (PUD) District, as described in Section 1
30 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) and Residential Medium Density-C (RMD-C) Districts to
21 Planned Unit Development (PUD) District. This new PUD district
22 shall generally permit multi-family residential uses, and is
23 described, shown and subject to the following documents, **attached**
24 **hereto**:

25 **Exhibit 1** - Legal Description dated February 14, 2020.

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

27 **Exhibit 3** - Written Description dated June 4, 2020.

28 **Exhibit 4** - Site Plan dated December 18, 2019.

29 **Section 2. Owner and Description.** The Subject Property
30 is owned by the Joyce Chaffe Trust, and is legally described in
31 **Exhibit 1, attached hereto.** The agent is Wyman R. Duggan, Esq.,

1 1301 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207;
2 (904) 398-3911.

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

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

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21 Form Approved:

22
23 /s/ Shannon K. Eller

24 Office of General Counsel
25 Legislation Prepared By: Bruce Lewis