

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2025-173**

5 AN ORDINANCE REZONING APPROXIMATELY 3.47± ACRES  
6 LOCATED IN COUNCIL DISTRICT 9 AT 3062 SUNNYBROOK  
7 COURT, BETWEEN MELSON AVENUE AND DETROIT STREET  
8 (R.E. NO(S). 057499-0000), OWNED BY ARTEK HOMES,  
9 LLC, AS DESCRIBED HEREIN, FROM RESIDENTIAL LOW  
10 DENSITY-60 (RLD-60) DISTRICT TO RESIDENTIAL  
11 MEDIUM DENSITY-D (RMD-D) DISTRICT, AS DEFINED AND  
12 CLASSIFIED UNDER THE ZONING CODE, PURSUANT TO  
13 FUTURE LAND USE MAP SERIES SMALL-SCALE AMENDMENT  
14 APPLICATION NUMBER L-6013-24C; PROVIDING A  
15 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL  
16 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
17 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
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19 **WHEREAS**, the City of Jacksonville adopted a Small-Scale  
20 Amendment to the *2045 Comprehensive Plan* for the purpose of revising  
21 portions of the Future Land Use Map series (FLUMs) in order to ensure  
22 the accuracy and internal consistency of the plan, pursuant to  
23 companion application L-6013-24C; and

24 **WHEREAS**, in order to ensure consistency of zoning district  
25 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale  
26 Amendment L-6013-24C, an application to rezone and reclassify from  
27 Residential Low Density-60 (RLD-60) District to Residential Medium  
28 Density-D (RMD-D) District was filed by Cyndy Trimmer, Esq., on behalf  
29 of the owner, Artek Homes, LLC, the owner of approximately 3.47± acres  
30 of certain real property in Council District 9, as more particularly  
31 described in Section 1; and

1           **WHEREAS,** the Planning and Development Department, in order to  
2 ensure consistency of this zoning district with the *2045 Comprehensive*  
3 *Plan*, has considered the rezoning and has rendered an advisory  
4 opinion; and

5           **WHEREAS,** the Planning Commission has considered the  
6 application and has rendered an advisory opinion; and

7           **WHEREAS,** the Land Use and Zoning (LUZ) Committee, after due  
8 notice, held a public hearing and made its recommendation to the  
9 Council; and

10           **WHEREAS,** the City Council, after due notice, held a public  
11 hearing, and taking into consideration the above recommendations as  
12 well as all oral and written comments received during the public  
13 hearings, the Council finds that such rezoning is consistent with the  
14 *2045 Comprehensive Plan* adopted under the comprehensive planning  
15 ordinance for future development of the City of Jacksonville; now  
16 therefore

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

18           **Section 1. Subject Property Location and Description.** The  
19 approximately 3.47± acres are located in Council District 9 at 3062  
20 Sunnybrook Court, between Melson Avenue and Detroit Street (R.E.  
21 No(s). 057499-0000), as more particularly described in **Exhibit 1**,  
22 dated December 4, 2024, and graphically depicted in **Exhibit 2**, both  
23 of which are attached hereto and incorporated herein by this reference  
24 (the "Subject Property").

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

29           **Section 3. Property Rezoned.** The Subject Property,  
30 pursuant to adopted companion Small-Scale Amendment Application  
31 L-6013-24C, is hereby rezoned and reclassified from Residential Low

1 Density-60 (RLD-60) District to Residential Medium Density-D (RMD-D)  
2 District.

3       **Section 4. Contingency.** This rezoning shall not become  
4 effective until thirty-one (31) days after adoption of the companion  
5 Small-Scale Amendment; and further provided that if the companion  
6 Small-Scale Amendment is challenged by the state land planning agency,  
7 this rezoning shall not become effective until the state land planning  
8 agency or the Administration Commission issues a final order  
9 determining the companion Small-Scale Amendment is in compliance with  
10 Chapter 163, *Florida Statutes*.

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

23       **Section 6. Effective Date.** The enactment of this Ordinance  
24 shall be deemed to constitute a quasi-judicial action of the City  
25 Council and shall become effective upon signature by the Council  
26 President and the Council Secretary.

1 Form Approved:

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3           /s/ Dylan Reingold          

4 Office of General Counsel

5 Legislation Prepared By: Payton Jamieson

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