

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

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.
20

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 **Revised Exhibit 3** - Revised Written Description dated August 31,
28 2020.

29 **Revised Exhibit 4** - Revised Site Plan dated September 1, 2020.

30 **Section 2. Owner and Description.** The Subject Property
31 is owned by the Joyce Chaffe Trust, and is legally described in

1 **Exhibit 1, attached hereto.** The agent is Wyman R. Duggan, Esq.,
2 1301 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207;
3 (904) 398-3911.

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

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

21
22 Form Approved:

23
24 /s/ Shannon K. Eller

25 Office of General Counsel

26 Legislation Prepared By: Bruce Lewis

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