

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2020-550-E**

5 AN ORDINANCE REZONING APPROXIMATELY 1.58±  
6 ACRES LOCATED IN COUNCIL DISTRICT 6 AT 3970  
7 JULINGTON CREEK ROAD, BETWEEN HILLWOOD ROAD  
8 AND SHADY CREEK DRIVE (R.E. NO. 159117-0050),  
9 AS DESCRIBED HEREIN, OWNED BY GRAMERCY UNION,  
10 LLC, FROM RESIDENTIAL RURAL-ACRE (RR-ACRE)  
11 DISTRICT TO RESIDENTIAL LOW DENSITY-90 (RLD-  
12 90) DISTRICT, AS DEFINED AND CLASSIFIED UNDER  
13 THE ZONING CODE; PROVIDING A DISCLAIMER THAT  
14 THE REZONING GRANTED HEREIN SHALL NOT BE  
15 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
16 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
17

18 **WHEREAS**, Gramercy Union, LLC, the owner of approximately 1.58±  
19 acres located in Council District 6 at 3970 Julington Creek Road,  
20 between Hillwood Road and Shady Creek Drive (R.E. No. 159117-0050),  
21 as more particularly described in **Exhibit 1**, dated July 21, 2020,  
22 and graphically depicted in **Exhibit 2**, both of which are **attached**  
23 **hereto** (Subject Property), has applied for a rezoning and  
24 reclassification of the Subject Property from Residential Rural-  
25 Acre (RR-Acre) District to Residential Low Density-90 (RLD-90)  
26 District; and

27 **WHEREAS**, the Planning and Development Department has  
28 considered the application and has rendered an advisory  
29 recommendation; and

30 **WHEREAS**, the Planning Commission, acting as the local planning  
31 agency, has reviewed the application and made an advisory

1 recommendation to the Council; 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**, taking into consideration the above recommendations  
5 and all other evidence entered into the record and testimony taken  
6 at the public hearings, the Council finds that such rezoning: (1)  
7 is consistent with the *2030 Comprehensive Plan*; (2) furthers the  
8 goals, objectives and policies of the *2030 Comprehensive Plan*; and  
9 (3) is not in conflict with any portion of the City's land use  
10 regulations; now, therefore

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

12       **Section 1. Property Rezoned.** The Subject Property is  
13 hereby rezoned and reclassified from Residential Rural-Acre (RR-  
14 Acre) District to Residential Low Density-90 (RLD-90) District, as  
15 defined and classified under the Zoning Code, City of Jacksonville,  
16 Florida.

17       **Section 2. Owner and Description.** The Subject Property  
18 is owned by Gramercy Union, LLC, and is described in **Exhibit 1,**  
19 **attached hereto.** The applicant is Patrick W. Krechowski, Esq., One  
20 Independent Drive, Suite 1800, Jacksonville, Florida 32202; (904)  
21 348-6877.

22       **Section 3. Disclaimer.** The rezoning granted herein shall  
23 **not** be construed as an exemption from any other applicable local,  
24 state, or federal laws, regulations, requirements, permits or  
25 approvals. All other applicable local, state or federal permits or  
26 approvals shall be obtained before commencement of the development  
27 or use and issuance of this rezoning is based upon acknowledgement,  
28 representation and confirmation made by the applicant(s),  
29 owners(s), developer(s) and/or any authorized agent(s) or  
30 designee(s) that the subject business, development and/or use will  
31 be operated in strict compliance with all laws. Issuance of this

1 rezoning does **not** approve, promote or condone any practice or act  
2 that is prohibited or restricted by any federal, state or local  
3 laws.

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

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9 Form Approved:

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11           /s/ Shannon K. Eller          

12 Office of General Counsel

13 Legislation Prepared By: Connor Corrigan

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