

1 Introduced by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2024-611-W**

5 AN ORDINANCE REZONING APPROXIMATELY 0.90± ACRES
6 LOCATED IN COUNCIL DISTRICT 7 AT 4218 AND 4230
7 ORTEGA BOULEVARD, BETWEEN MANITOU AVENUE AND
8 CORINTHIAN AVENUE (R.E. NO(S). 101598-0000 AND
9 101599-0000), AS DESCRIBED HEREIN, OWNED BY BULLS
10 DIXON EQUITY PARTNERS, LLC, FROM COMMERCIAL
11 NEIGHBORHOOD (CN) DISTRICT TO PLANNED UNIT
12 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
14 MULTI-FAMILY RESIDENTIAL AND COMMERCIAL USES; AS
15 DESCRIBED IN THE ORTEGA CARRIAGE HOUSE PUD;
16 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
17 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
18 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
19 EFFECTIVE DATE.
20

21 **WHEREAS,** Bulls Dixon Equity Partners, LLC, the owner of
22 approximately 0.90± acres located in Council District 7 at 4218 and
23 4230 Ortega Boulevard, between Manitou Avenue and Corinthian Avenue
24 (R.E. No(s). 101598-0000 and 101599-0000), as more particularly
25 described in **Exhibit 1**, dated February 9, 2024, and graphically
26 depicted in **Exhibit 2**, both of which are attached hereto (the "Subject
27 Property"), has applied for a rezoning and reclassification of the
28 Subject Property from Commercial Neighborhood (CN) District to
29 Planned Unit Development (PUD) District, as described in Section 1
30 below; and

31 **WHEREAS,** the Planning Commission, acting as the local planning

1 agency, has reviewed the application and made an advisory
2 recommendation to the Council; and

3 **WHEREAS,** the Land Use and Zoning Committee, after due notice
4 and public hearing, has made its recommendation to the Council; and

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

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

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

19 **Section 1. Property Rezoned.** The Subject Property is
20 hereby rezoned and reclassified from Commercial Neighborhood (CN)
21 District to Planned Unit Development (PUD) District. This new PUD
22 district shall generally permit multi-family residential and
23 commercial uses, and is described, shown and subject to the following
24 documents, attached hereto:

25 **Exhibit 1** - Legal Description dated February 9, 2024.

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

27 **Exhibit 3** - Written Description dated July 17, 2024.

28 **Exhibit 4** - Site Plan dated March 27, 2024.

29 **Section 2. Owner and Description.** The Subject Property is
30 owned by Bulls Dixon Equity Partners, LLC, and is legally described
31 in **Exhibit 1**, attached hereto. The applicant is Cyndy Trimmer, Esq.,

1 1 Independent Drive, Suite 1200, Jacksonville, Florida, 32202; (904)
2 807-0185.

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

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

19
20
21 Form Approved:

22
23 _____
24 Office of General Counsel

25 Legislation Prepared By: Kaysie Cox

26 GC-#1639681-v1-2024-611.docx