

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2019-276-E**

5 AN ORDINANCE REZONING APPROXIMATELY 13.67±  
6 ACRES LOCATED IN COUNCIL DISTRICT 6, AT 0  
7 JULINGTON CREEK ROAD, 3807 JULINGTON CREEK  
8 ROAD, 0 ALADDIN ROAD, 12520 ALADDIN ROAD AND  
9 12544 ALADDIN ROAD, BETWEEN ALADDIN ROAD AND  
10 JULINGTON OAKS DRIVE, AS DESCRIBED HEREIN,  
11 OWNED BY THE GROVER M. BLAIR REVOCABLE LIVING  
12 TRUST, ET AL., FROM RESIDENTIAL RURAL-ACRE  
13 (RR-ACRE) DISTRICT TO RESIDENTIAL LOW DENSITY-  
14 80 (RLD-80) DISTRICT, AS DEFINED AND  
15 CLASSIFIED UNDER THE ZONING CODE; PROVIDING A  
16 DISCLAIMER THAT THE REZONING GRANTED HEREIN  
17 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM  
18 ANY OTHER APPLICABLE LAWS; PROVIDING AN  
19 EFFECTIVE DATE.  
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21 **WHEREAS**, the Grover M. Blair Revocable Living Trust, et al.,  
22 the owners of approximately 13.67± acres located in Council  
23 District 6, at 0 Julington Creek Road, 3807 Julington Creek Road, 0  
24 Aladdin Road, 12520 Aladdin Road and 12544 Aladdin Road, between  
25 Aladdin Road and Julington Oaks Drive, as more particularly  
26 described in **Exhibit 1**, dated April 3, 2019, and graphically  
27 depicted in **Exhibit 2**, both of which are **attached hereto** and  
28 incorporated herein by this reference (Subject Property), have  
29 applied for a rezoning and reclassification of the Subject Property  
30 from Residential Rural-Acre (RR-Acre) District to Residential Low  
31 Density-80 (RLD-80) District; and

1           **WHEREAS**, the Planning and Development Department has  
2 considered the application and has rendered an advisory  
3 recommendation; and

4           **WHEREAS**, the Planning Commission, acting as the local planning  
5 agency, has reviewed the application and made an advisory  
6 recommendation to the Council; and

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

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

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

17           **Section 1. Property Rezoned.** The Subject Property is  
18 hereby rezoned and reclassified from Residential Rural-Acre (RR-  
19 Acre) District to Residential Low Density-80 (RLD-80) District, as  
20 defined and classified under the Zoning Code, City of Jacksonville,  
21 Florida.

22           **Section 2. Owners and Description.** The Subject Property  
23 is owned by the Grover M. Blair Revocable Living Trust, et al., and  
24 is described in **Exhibit 1, attached hereto**. The agents are David  
25 Shacter, 426 Orange Bluff Avenue, Jacksonville, Florida 32211;  
26 (904) 465-2514, and Linda Daniels, 7350 State Road 13 North, St.  
27 Augustine, Florida 32092; (904) 304-7222.

28           **Section 3. Disclaimer.** The rezoning granted herein shall  
29 **not** be construed as an exemption from any other applicable local,  
30 state, or federal laws, regulations, requirements, permits or  
31 approvals. All other applicable local, state or federal permits or

1 approvals shall be obtained before commencement of the development  
2 or use and issuance of this rezoning is based upon acknowledgement,  
3 representation and confirmation made by the applicant(s),  
4 owners(s), developer(s) and/or any authorized agent(s) or  
5 designee(s) that the subject business, development and/or use will  
6 be operated in strict compliance with all laws. Issuance of this  
7 rezoning does **not** approve, promote or condone any practice or act  
8 that is prohibited or restricted by any federal, state or local  
9 laws.

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

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15 Form Approved:

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17           /s/ Shannon K. Eller          

18 Office of General Counsel

19 Legislation Prepared By: Connor Corrigan

20 GC-#1313364-v1-2019-276-E