

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-305**

5 AN ORDINANCE REZONING APPROXIMATELY 9.63± ACRES
6 LOCATED IN COUNCIL DISTRICT 12 AT 2228 BULLS BAY
7 HIGHWAY, ON THE WEST SIDE OF BULLS BAY HIGHWAY
8 AND NORTH OF COMMONWEALTH AVENUE (R.E. NO(S).
9 004552-0020), OWNED BY DALE HOLT AND KENNETH
10 HOLT, LLC, AS DESCRIBED HEREIN, FROM RESIDENTIAL
11 RURAL-ACRE (RR-ACRE) DISTRICT AND RESIDENTIAL
12 LOW DENSITY-120 (RLD-120) TO RESIDENTIAL LOW
13 DENSITY-60 (RLD-60) DISTRICT, AS DEFINED AND
14 CLASSIFIED UNDER THE ZONING CODE, PURSUANT TO
15 APPLICATION NUMBER Z-7038; PROVIDING A
16 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
17 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
18 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
19

20 **WHEREAS**, Dale Holt and Kenneth Holt, owners of approximately
21 9.63± acres located in Council District 12 at 2228 Bulls Bay Highway,
22 on the west side of Bulls Bay Highway and north of Commonwealth Avenue
23 (R.E. No. 004552-0020), as more particularly described in **Exhibit 1**,
24 dated March 24, 2026, and graphically depicted in **Exhibit 2**, both of
25 which are attached hereto (the "Subject Property"), has applied for
26 a rezoning and reclassification of the Subject Property from
27 Residential Rural-Acre (RR-Acre) District and Residential Low
28 Density-120 (RLD-120) to Residential Low Density-60 (RLD-60)
29 District; and

30 **WHEREAS**, the Planning and Development Department has considered
31 the application and has rendered an advisory recommendation; and

1 **WHEREAS**, the Planning Commission, acting as the local planning
2 agency, has reviewed the application and made an advisory
3 recommendation to the Council; and

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

7 **WHEREAS**, taking into consideration the above recommendations and
8 all other evidence entered into the record and testimony taken at the
9 public hearings, the Council finds that such rezoning: (1) is
10 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
11 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
12 not in conflict with any portion of the City's land use regulations;
13 now, therefore

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

15 **Section 1. Property Rezoned.** The Subject Property is
16 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)
17 District and Residential Low Density-120 (RLD-120) to Residential Low
18 Density-60 (RLD-60) District, as defined and classified under the
19 Zoning Code, City of Jacksonville, Florida, pursuant to Application
20 Number Z-7038.

21 **Section 2. Owner and Description.** The Subject Property is
22 owned by Dale Holt and Kenneth Holt, and is described in **Exhibit 1**,
23 attached hereto. The applicant is Paul Harden, Esq., 1431 Riverplace
24 Boulevard, Suite 901, Jacksonville, Florida 32207; (904) 396-5731;
25 paul@hardenlawoffice.com.

26 **Section 3. Disclaimer.** The rezoning granted herein shall
27 **not** be construed as an exemption from any other applicable local,
28 state, or federal laws, regulations, requirements, permits or
29 approvals. All other applicable local, state or federal permits or
30 approvals shall be obtained before commencement of the development
31 or use and issuance of this rezoning is based upon acknowledgement,

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

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

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12 Form Approved:

13
14 /s/ Terrence Harvey

15 Office of General Counsel

16 Legislation Prepared By: Kaysie Cox

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