

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2026-433**

5 AN ORDINANCE REZONING APPROXIMATELY 2.28± ACRES  
6 LOCATED IN COUNCIL DISTRICT 8 AT 6670 BARTH ROAD,  
7 BETWEEN MONCRIEF-DINSMORE ROAD AND NEW KINGS ROAD  
8 (R.E. NO(S). 002737-0000), AS DESCRIBED HEREIN,  
9 OWNED BY THOMAS R. URSRY ESTATE, FROM  
10 RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT TO  
11 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
13 PERMIT THE CONVERSION OF THE EXISTING SINGLE-  
14 FAMILY DWELLING INTO AN OFFICE AND TO ALLOW FOR  
15 OUTDOOR STORAGE AND RETAIL SALE OF TRUCKS AND  
16 TRAILERS ON THE SOUTHERN PORTION OF THE PROPERTY,  
17 AS DESCRIBED IN THE BARTH ROAD PUD, PURSUANT TO  
18 FUTURE LAND USE MAP SERIES (FLUMS) SMALL-SCALE  
19 AMENDMENT APPLICATION NUMBER L-6118-26C;  
20 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
21 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
22 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
23 EFFECTIVE DATE.

24  
25 **WHEREAS**, the City of Jacksonville adopted a Small-Scale  
26 Amendment to the *2045 Comprehensive Plan* for the purpose of revising  
27 portions of the Future Land Use Map series (FLUMs) in order to ensure  
28 the accuracy and internal consistency of the plan, pursuant to the  
29 companion land use application L-6118-26C; and

30 **WHEREAS**, in order to ensure consistency of zoning district  
31 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale

1 Amendment L-6118-26C, an application to rezone and reclassify from  
2 Residential Rural-Acre (RR-Acre) District to Planned Unit Development  
3 (PUD) District was filed by Kristen Reed, on behalf of the Thomas R.  
4 Ursry Estate, owner of approximately 2.28± acres of certain real  
5 property in Council District 8, as more particularly described in  
6 Section 1 below; and

7 **WHEREAS**, the Planning and Development Department, in order to  
8 ensure consistency of this zoning district with the *2045 Comprehensive*  
9 *Plan*, has considered the rezoning and has rendered an advisory  
10 opinion; and

11 **WHEREAS**, the Planning Commission has considered the  
12 application and has rendered an advisory opinion; and

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

16 **WHEREAS**, the City Council, after due notice, held a public  
17 hearing, and taking into consideration the above recommendations as  
18 well as all oral and written comments received during the public  
19 hearings, the Council finds that such rezoning is consistent with the  
20 *2045 Comprehensive Plan* adopted under the comprehensive planning  
21 ordinance for future development of the City of Jacksonville; and

22 **WHEREAS**, based on the staff report of the Planning and  
23 Development Department and other competent and substantial evidence  
24 received at the public hearings, the Council finds that the proposed  
25 PUD does not affect adversely the orderly development of the City as  
26 embodied in the *Zoning Code*; will not affect adversely the health and  
27 safety of residents in the area; will not be detrimental to the  
28 natural environment or to the use or development of the adjacent  
29 properties in the general neighborhood; and the proposed PUD will  
30 accomplish the objectives and meet the standards of Section 656.340  
31 (Planned Unit Development) of the *Zoning Code* of the City of

1 Jacksonville; now therefore

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

3 **Section 1. Subject Property Location and Description.** The  
4 approximately 2.28± acres are located in Council District 8 at 6670  
5 Barth Road, between Moncrief-Dinsmore Road and New Kings Road (R.E.  
6 No(s). 002737-0000), as more particularly described in **Exhibit 1**,  
7 dated February 18, 2026, and graphically depicted in **Exhibit 2**, both  
8 of which are **attached hereto** and incorporated herein by this reference  
9 (the "Subject Property").

10 **Section 2. Owner and Applicant Description.** The Subject  
11 Property is owned by the Thomas R. Ursry Estate. The applicant is  
12 Kristen Reed, 12740 Gran Bay Parkway West, Suite 2350, Jacksonville,  
13 Florida, 32258; (904) 539-9232; kristen.reed@kimley-horn.com.

14 **Section 3. Property Rezoned.** The Subject Property,  
15 pursuant to adopted companion Small-Scale Amendment L-6118-26C, is  
16 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)  
17 District to Planned Unit Development (PUD) District. This new PUD  
18 district shall generally permit the conversion of the existing single-  
19 family dwelling into an office and allow for outdoor storage and  
20 retail sale of trucks and trailers on the southern portion of the  
21 property, and is described, shown and subject to the following  
22 documents, attached hereto:

23 **Exhibit 1** - Legal Description dated February 18, 2026.

24 **Exhibit 2** - Subject Property Map (prepared by P&DD).

25 **Exhibit 3** - Written Description dated March 26, 2026.

26 **Exhibit 4** - Site Plan dated March 1, 2026.

27 **Section 4. Contingency.** This rezoning shall not become  
28 effective until thirty-one (31) days after adoption of the companion  
29 Small-Scale Amendment; and further provided that if the companion  
30 Small-Scale Amendment is challenged by the state land planning agency,  
31 this rezoning shall not become effective until the state land planning

1 agency or the Administration Commission issues a final order  
2 determining the companion Small-Scale Amendment is in compliance with  
3 Chapter 163, *Florida Statutes*.

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

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

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21 Form Approved:

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23           /s/ Terrence Harvey          

24 Office of General Counsel

25 Legislation Prepared By: Kaysie Cox

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