

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2019-877**

5 AN ORDINANCE REZONING APPROXIMATELY 11.36±  
6 ACRES, LOCATED IN COUNCIL DISTRICT 9 AT 4567  
7 BLANDING BOULEVARD AND 4645 BLANDING  
8 BOULEVARD, BETWEEN DORMINY AVENUE AND  
9 WESCONNETT BOULEVARD (R.E. NOS. 095461-0010,  
10 095461-0030 AND 095461-0080), AS DESCRIBED  
11 HEREIN, OWNED BY BLANDING SELF STORAGE, LLC,  
12 FROM COMMERCIAL COMMUNITY/GENERAL-2 (CCG-2)  
13 DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)  
14 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
15 ZONING CODE, TO PERMIT COMMERCIAL USES, AS  
16 DESCRIBED IN THE BLANDING BOULEVARD PUD;  
17 PROVIDING A DISCLAIMER THAT THE REZONING  
18 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN  
19 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
20 PROVIDING AN EFFECTIVE DATE.  
21

22 **WHEREAS,** Blanding Self Storage, LLC, the owner of  
23 approximately 11.36± acres, located in Council District 9 at 4567  
24 Blanding Boulevard and 4645 Blanding Boulevard, between Dorminy  
25 Avenue and Wesconnett Boulevard (R.E. Nos. 095461-0010, 095461-0030  
26 and 095461-0080), as more particularly described in **Exhibit 1,**  
27 dated November 7, 2019, and graphically depicted in **Exhibit 2,** both  
28 of which are **attached hereto** (Subject Property), has applied for a  
29 rezoning and reclassification of that property from Commercial  
30 Community/General-2 (CCG-2) District to Planned Unit Development  
31 (PUD) District, as described in Section 1 below; and

1           **WHEREAS,** the Planning Commission has considered the  
2 application and has rendered an advisory opinion; 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 *2030 Comprehensive Plan*; (2) furthers the  
7 goals, objectives and policies of the *2030 Comprehensive Plan*; and  
8 (3) is not in conflict with any portion of the City's land use  
9 regulations; 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 Community/General-2  
21 (CCG-2) District to Planned Unit Development (PUD) District. This  
22 new PUD district shall generally permit commercial uses, and is  
23 described, shown and subject to the following documents, **attached**  
24 **hereto:**

25 **Exhibit 1** - Legal Description dated November 7, 2019.

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

27 **Exhibit 3** - Written Description dated November 20, 2019.

28 **Exhibit 4** - Site Plan dated November 1, 2019.

29           **Section 2. Owner and Description.** The Subject Property  
30 is owned by Blanding Self Storage, LLC, and is legally described in  
31 **Exhibit 1, attached hereto.** The agent is Patrick Krechowski, One

1 Independent Drive, Suite 1400, Jacksonville, Florida 32202; (904)  
2 389-0050.

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

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

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21 Form Approved:

22  
23           /s/ Shannon K. Eller          

24 Office of General Counsel

25 Legislation Prepared By: Bruce Lewis

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