

Introduced by the Land Use and Zoning Committee:

**ORDINANCE 2025-366-E**

AN ORDINANCE REZONING APPROXIMATELY 1.27± ACRES  
LOCATED IN COUNCIL DISTRICT 12 AT 0 OLD PLANK  
ROAD, AT THE NORTHWEST CORNER OF OLD PLANK ROAD  
AND BULLS BAY HIGHWAY (A PORTION OF R.E. NO(S).  
006217-1000), OWNED BY STF CAPITAL GROUP, LLC,  
AS DESCRIBED HEREIN, FROM COMMERCIAL  
NEIGHBORHOOD (CN) DISTRICT TO RESIDENTIAL LOW  
DENSITY-60 (RLD-60) DISTRICT, AS DEFINED AND  
CLASSIFIED UNDER THE ZONING CODE, PURSUANT TO  
FUTURE LAND USE MAP SERIES SMALL-SCALE AMENDMENT  
APPLICATION NUMBER L-6039-25C; PROVIDING A  
DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL  
NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

**WHEREAS,** the City of Jacksonville adopted a Small-Scale  
Amendment to the *2045 Comprehensive Plan* for the purpose of revising  
portions of the Future Land Use Map series (FLUMs) in order to ensure  
the accuracy and internal consistency of the plan, pursuant to  
companion application L-6039-25C; and

**WHEREAS,** in order to ensure consistency of zoning district  
with the *2045 Comprehensive Plan* and the adopted companion Small-Scale  
Amendment L-6039-25C, an application to rezone and reclassify from  
Commercial Neighborhood (CN) District to Residential Low Density-60  
(RLD-60) District was filed by Ben Hartung, on behalf of the owner  
of approximately 1.27± acres of certain real property in Council  
District 12, as more particularly described in Section 1; and

**WHEREAS,** the Planning and Development Department, in order to

1 ensure consistency of this zoning district with the *2045 Comprehensive*  
2 *Plan*, has considered the rezoning and has rendered an advisory  
3 opinion; and

4 **WHEREAS**, the Planning Commission has considered the  
5 application and has rendered an advisory opinion; and

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

9 **WHEREAS**, the City Council, after due notice, held a public  
10 hearing, and taking into consideration the above recommendations as  
11 well as all oral and written comments received during the public  
12 hearings, the Council finds that such rezoning is consistent with the  
13 *2045 Comprehensive Plan* adopted under the comprehensive planning  
14 ordinance for future development of the City of Jacksonville; now  
15 therefore

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

17 **Section 1. Subject Property Location and Description.** The  
18 approximately 1.27± acres are located in Council District 12 at 0 Old  
19 Plank Road, at the northwest corner of Old Plank Road and Bulls Bay  
20 Highway (a portion of R.E. No(s). 006217-1000, as more particularly  
21 described in **Exhibit 1**, dated May 1, 2025, and graphically depicted  
22 in **Exhibit 2**, both of which are attached hereto and incorporated  
23 herein by this reference (the "Subject Property").

24 **Section 2. Owner and Applicant Description.** The Subject  
25 Property is owned by STF Capital Group, LLC. The applicant is Ben  
26 Hartung, 2144 Rosselle Street, Jacksonville, Florida, 32210; (757)  
27 408-4361.

28 **Section 3. Property Rezoned.** The Subject Property,  
29 pursuant to adopted companion Small-Scale Amendment Application  
30 L-6039-25C, is hereby rezoned and reclassified from Commercial  
31 Neighborhood (CN) District to Residential Low Density-60 (RLD-60)

District.

**Section 4. Contingency.** This rezoning shall not become effective until thirty-one (31) days after adoption of the companion Small-Scale Amendment; and further provided that if the companion Small-Scale Amendment is challenged by the state land planning agency, this rezoning shall not become effective until the state land planning agency or the Administration Commission issues a final order determining the companion Small-Scale Amendment is in compliance with Chapter 163, *Florida Statutes*.

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

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

Form Approved:

          /s/ Dylan Reingold          

Office of General Counsel

Legislation Prepared By: Stephen Nagbe

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