

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-607**

5 AN ORDINANCE REZONING APPROXIMATELY 12.20±  
6 ACRES, LOCATED IN COUNCIL DISTRICT 12 AT 9909  
7 AND 9997 103<sup>RD</sup> STREET, BETWEEN CONNIE JEAN ROAD  
8 AND BRIGHTON PARK LANE (R.E. NO(S). 012988-0000  
9 AND 012990-0000), AS DESCRIBED HEREIN, OWNED BY  
10 WESTVIEW SIGNATURE, LLC AND BLUE RIBBON REALTY,  
11 LLC, FROM RESIDENTIAL RURAL-ACRE (RR-ACRE)  
12 DISTRICT AND COMMERCIAL NEIGHBORHOOD (CN)  
13 DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)  
14 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
15 ZONING CODE, TO PERMIT MULTI-FAMILY RESIDENTIAL  
16 AND OFFICE AND COMMERCIAL USES, AS DESCRIBED IN  
17 THE CONNIE JEAN PUD, PURSUANT TO FUTURE LAND USE  
18 MAP SERIES (FLUMS) SMALL-SCALE AMENDMENT  
19 APPLICATION NUMBER L-5931-24C; PROVIDING A  
20 DISCLAIMER THAT THE REZONING GRANTED HEREIN  
21 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
22 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
23 DATE.

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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  
29 companion application L-5931-24C; 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-5931-24C, an application to rezone and reclassify from  
2 Residential Rural-Acre (RR-Acre) District and Commercial Neighborhood  
3 (CN) District to Planned Unit Development (PUD) District was filed  
4 by M. Hayden Phillips on behalf of the owners of approximately 12.20±  
5 acres of certain real property in Council District 12, as more  
6 particularly described in Section 1; 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 Committee, after due notice  
14 and public hearing, has made its recommendation to the Council; and

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

21 **WHEREAS,** the Council finds that the proposed PUD does not  
22 affect adversely the orderly development of the City as embodied in  
23 the *Zoning Code*; will not affect adversely the health and safety of  
24 residents in the area; will not be detrimental to the natural  
25 environment or to the use or development of the adjacent properties  
26 in the general neighborhood; and the proposed PUD will accomplish the  
27 objectives and meet the standards of Section 656.340 (Planned Unit  
28 Development) of the *Zoning Code* of the City of Jacksonville; now  
29 therefore

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

31 **Section 1. Subject Property Location and Description.** The

1 approximately 12.20± acres are located in Council District 12 at 9909  
2 and 9997 103<sup>rd</sup> Street, between Connie Jean Road and Brighton Park Lane  
3 (R.E. No(s). 012988-0000 and 012990-0000), as more particularly  
4 described in **Exhibit 1**, dated April 1, 2024, and graphically depicted  
5 in **Exhibit 2**, both of which are attached hereto and incorporated  
6 herein by this reference (the "Subject Property").

7 **Section 2. Owner and Applicant Description.** The Subject  
8 Property is owned by Westview Signature, LLC and Blue Ribbon Realty,  
9 LLC. The applicant is M. Hayden Phillips, 1301 Riverplace Boulevard,  
10 Suite 1500, Jacksonville, Florida, 32207; (904) 346-5535.

11 **Section 3. Property Rezoned.** The Subject Property,  
12 pursuant to adopted companion Small-Scale Amendment Application  
13 L-5931-24C, is hereby rezoned and reclassified from Residential  
14 Rural-Acre (RR-Acre) District and Commercial Neighborhood (CN) to  
15 Planned Unit Development (PUD) District. This new PUD district shall  
16 generally permit multi-family residential and office and commercial  
17 uses, and is described, shown and subject to the following documents,  
18 attached hereto:

19 **Exhibit 1** - Legal Description dated April 1, 2024.

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

21 **Exhibit 3** - Written Description dated July 1, 2024.

22 **Exhibit 4** - Site Plan dated April 24, 2024.

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

31 **Section 5. Disclaimer.** The rezoning granted herein

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

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

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17 Form Approved:

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19           /s/ Dylan Reingold          

20 Office of General Counsel

21 Legislation Prepared By: Kaysie Cox

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