

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2019-276**

5 AN ORDINANCE REZONING APPROXIMATELY 13.67±
6 ACRES LOCATED IN COUNCIL DISTRICT 6, AT 0
7 JULINGTON CREEK ROAD, 3807 JULINGTON CREEK
8 ROAD, 0 ALADDIN ROAD, 12520 ALADDIN ROAD AND
9 12544 ALADDIN ROAD, BETWEEN ALADDIN ROAD AND
10 JULINGTON OAKS DRIVE, AS DESCRIBED HEREIN,
11 OWNED BY THE GROVER M. BLAIR REVOCABLE LIVING
12 TRUST, ET AL., FROM RESIDENTIAL RURAL-ACRE
13 (RR-ACRE) DISTRICT TO RESIDENTIAL LOW DENSITY-
14 80 (RLD-80) DISTRICT, AS DEFINED AND
15 CLASSIFIED UNDER THE ZONING CODE; PROVIDING A
16 DISCLAIMER THAT THE REZONING GRANTED HEREIN
17 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM
18 ANY OTHER APPLICABLE LAWS; PROVIDING AN
19 EFFECTIVE DATE.
20

21 **WHEREAS**, the Grover M. Blair Revocable Living Trust, et al.,
22 the owners of approximately 13.67± acres located in Council
23 District 6, at 0 Julington Creek Road, 3807 Julington Creek Road, 0
24 Aladdin Road, 12520 Aladdin Road and 12544 Aladdin Road, between
25 Aladdin Road and Julington Oaks Drive, as more particularly
26 described in **Exhibit 1**, dated April 3, 2019, and graphically
27 depicted in **Exhibit 2**, both of which are **attached hereto** and
28 incorporated herein by this reference (Subject Property), have
29 applied for a rezoning and reclassification of the Subject Property
30 from Residential Rural-Acre (RR-Acre) District to Residential Low
31 Density-80 (RLD-80) District; and

1 **WHEREAS**, the Planning and Development Department has
2 considered the application and has rendered an advisory
3 recommendation; and

4 **WHEREAS**, the Planning Commission, acting as the local planning
5 agency, has reviewed the application and made an advisory
6 recommendation to the Council; and

7 **WHEREAS**, the Land Use and Zoning Committee, after due notice
8 and public hearing has made its recommendation to the Council; and

9 **WHEREAS**, taking into consideration the above recommendations
10 and all other evidence entered into the record and testimony taken
11 at the public hearings, the Council finds that such rezoning: (1)
12 is consistent with the *2030 Comprehensive Plan*; (2) furthers the
13 goals, objectives and policies of the *2030 Comprehensive Plan*; and
14 (3) is not in conflict with any portion of the City's land use
15 regulations; now, therefore

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

17 **Section 1. Property Rezoned.** The Subject Property is
18 hereby rezoned and reclassified from Residential Rural-Acre (RR-
19 Acre) District to Residential Low Density-80 (RLD-80) District, as
20 defined and classified under the Zoning Code, City of Jacksonville,
21 Florida.

22 **Section 2. Owners and Description.** The Subject Property
23 is owned by the Grover M. Blair Revocable Living Trust, et al., and
24 is described in **Exhibit 1, attached hereto**. The agent is Gregory
25 E. Matovina, 12443 San Jose Boulevard, Suite 504, Jacksonville,
26 Florida 32223; (904) 292-0778.

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

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

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

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14 Form Approved:

15
16 /s/ Shannon K. Eller

17 Office of General Counsel

18 Legislation Prepared By: Connor Corrigan

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