

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-480**

5 AN ORDINANCE REZONING APPROXIMATELY 1.69± ACRES
6 LOCATED IN COUNCIL DISTRICT 7 AT 888 FRANKLIN
7 STREET, BETWEEN FRANKLIN STREET AND VAN BUREN
8 STREET (R.E. NO(S). 122486-0000), OWNED BY JHA
9 FRANKLIN ARMS, LLC, AS DESCRIBED HEREIN, FROM
10 RESIDENTIAL MEDIUM DENSITY-D (RMD-D) DISTRICT TO
11 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
13 GENERALLY PERMIT AFFORDABLE SENIOR HOUSING
14 UNITS, AS DESCRIBED IN THE FRANKLIN ARMS PUD,
15 PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS)
16 SMALL-SCALE AMENDMENT APPLICATION NUMBER
17 L-6122-26C; PROVIDING A DISCLAIMER THAT THE
18 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
19 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
20 PROVIDING AN EFFECTIVE DATE.
21

22 **WHEREAS**, the City of Jacksonville adopted a Small-Scale
23 Amendment to the *2045 Comprehensive Plan* for the purpose of revising
24 portions of the Future Land Use Map series (FLUMs) in order to ensure
25 the accuracy and internal consistency of the plan, pursuant to
26 companion application L-6122-26C; and

27 **WHEREAS**, in order to ensure consistency of zoning district
28 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale
29 Amendment L-6122-26C, an application to rezone and reclassify from
30 Residential Medium Density-D (RMD-D) District to Planned Unit
31 Development (PUD) District was filed by Salomon Rass on behalf of the

1 owner of approximately 1.69± acres of certain real property in Council
2 District 7, as more particularly described in Section 1; and

3 **WHEREAS,** the Planning and Development Department, in order to
4 ensure consistency of this zoning district with the *2045 Comprehensive*
5 *Plan*, has considered the rezoning and has rendered an advisory
6 opinion; and

7 **WHEREAS,** the Planning Commission has considered the
8 application and has rendered an advisory opinion; and

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

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

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

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

30 **Section 1. Subject Property Location and Description.** The
31 approximately 1.69± acres are located in Council District 7 at 888

1 Franklin Street, between Franklin Street and Van Buren Street (R.E.
2 No(s). 122486-0000), as more particularly described in **Exhibit 1**,
3 dated April 8, 2026, and graphically depicted in **Exhibit 2**, both of
4 which are attached hereto and incorporated herein by this reference
5 (the "Subject Property").

6 **Section 2. Owner and Applicant Description.** The Subject
7 Property is owned by JHA Franklin Arms, LLC. The applicant is Salomon
8 Raas, 1208 Newcastle Street, Suite 201, Brunswick, Georgia, 31520;
9 (904) 200-4595; raas.s@tandh.com.

10 **Section 3. Property Rezoned.** The Subject Property,
11 pursuant to adopted companion Small-Scale Amendment Application
12 L-6122-26C, is hereby rezoned and reclassified from Residential
13 Medium Density-D (RMD-D) District to Planned Unit Development (PUD)
14 District. This new PUD district shall generally permit affordable
15 senior housing units, and is described, shown and subject to the
16 following documents, attached hereto:

17 **Exhibit 1** - Legal Description dated April 8, 2026.

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

19 **Exhibit 3** - Written Description dated April 8, 2026.

20 **Exhibit 4** - Site Plan dated March 30, 2026.

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

29 **Section 5. Disclaimer.** The rezoning granted herein
30 shall **not** be construed as an exemption from any other applicable
31 local, state, or federal laws, regulations, requirements, permits or

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

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

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15 Form Approved:

16
17 /s/ Terrence Harvey

18 Office of General Counsel

19 Legislation Prepared By: Connor Corrigan

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