

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2026-435**

5 AN ORDINANCE REZONING APPROXIMATELY 19.38± ACRES  
6 LOCATED IN COUNCIL DISTRICT 9 AT 0 VILLAGE LANE,  
7 EAST OF INTERSTATE-295 BETWEEN HERLONG ROAD AND  
8 NORMANDY BOULEVARD (A PORTION OF R.E. NO(S).  
9 010399-0000), AS DESCRIBED HEREIN, OWNED BY NORTH  
10 FLORIDA LAND TRUST, INC., FROM RESIDENTIAL MEDIUM  
11 DENSITY-A (RMD-A) DISTRICT TO PLANNED UNIT  
12 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT A  
14 MULTI-FAMILY HOUSING DEVELOPMENT WITH MULTIPLE  
15 BUILDINGS, AS DESCRIBED IN THE RAGLAND LANDINGS  
16 PUD, PURSUANT TO APPLICATION NUMBER Z-6983;  
17 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
18 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
19 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
20 EFFECTIVE DATE.  
21

22 **WHEREAS,** North Florida Land Trust, Inc., the owner of  
23 approximately 19.38± acres located in Council District 9 at 0 Village  
24 Lane, east of Interstate-295 between Herlong Road and Normandy  
25 Boulevard (a portion of R.E. No(s). 010399-0000), as more particularly  
26 described in **Exhibit 1**, dated September 15, 2025, and graphically  
27 depicted in **Exhibit 2**, both of which are attached hereto (the "Subject  
28 Property"), has applied for a rezoning and reclassification of the  
29 Subject Property from Residential Medium Density-A (RMD-A) District  
30 to Planned Unit Development (PUD) District, pursuant to application  
31 number Z-6983, as described in Section 1 below; and

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

3           **WHEREAS**, the Planning Commission, acting as the local planning  
4 agency, has reviewed the application and made an advisory  
5 recommendation to the Council; 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**, taking into consideration the above recommendations and  
10 all other evidence entered into the record and testimony taken at the  
11 public hearings, the Council finds that such rezoning: (1) is  
12 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,  
13 objectives and policies of the *2045 Comprehensive Plan*; and (3) is  
14 not in conflict with any portion of the City's land use regulations;  
15 and

16           **WHEREAS** the Council finds the proposed rezoning does not  
17 adversely affect the orderly development of the City as embodied in  
18 the Zoning Code; will not adversely affect the health and safety of  
19 residents in the area; will not be detrimental to the natural  
20 environment or to the use or development of the adjacent properties  
21 in the general neighborhood; and will accomplish the objectives and  
22 meet the standards of Section 656.340 (Planned Unit Development) of  
23 the Zoning Code; now therefore

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

25           **Section 1.           Property Rezoned.**     The Subject Property is  
26 hereby rezoned and reclassified from Residential Medium Density-A  
27 (RMD-A) District to Planned Unit Development (PUD) District. This new  
28 PUD District shall generally permit a multi-family housing  
29 development with multiple buildings, and is described, shown and  
30 subject to the following documents, attached hereto:

31           **Exhibit 1** - Legal Description dated September 15, 2025.

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

2           **Exhibit 3** - Written Description dated April 10, 2026.

3           **Exhibit 4** - Site Plan dated November 26, 2025.

4           **Section 2.           Owner and Description.** The Subject Property is  
5 owned by North Florida Land Trust, Inc., and is legally described in  
6 **Exhibit 1**, attached hereto. The applicant is Peter King, 404 West  
7 70<sup>th</sup> Street, Jacksonville, Florida 32208; (904) 710-9375;  
8 peterkingjax@gmail.com.

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

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

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26 Form Approved:

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28                     /s/ Terrence Harvey          

29 Office of General Counsel

30 Legislation Prepared By: Kareena Mehta

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