

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-611**

5 AN ORDINANCE REZONING APPROXIMATELY 0.90± ACRES  
6 LOCATED IN COUNCIL DISTRICT 7 AT 4218 AND 4230  
7 ORTEGA BOULEVARD, BETWEEN MANITOU AVENUE AND  
8 CORINTHIAN AVENUE (R.E. NO(S). 101598-0000 AND  
9 101599-0000), AS DESCRIBED HEREIN, OWNED BY BULLS  
10 DIXON EQUITY PARTNERS, LLC, FROM COMMERCIAL  
11 NEIGHBORHOOD (CN) DISTRICT TO PLANNED UNIT  
12 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
14 MULTI-FAMILY RESIDENTIAL AND COMMERCIAL USES; AS  
15 DESCRIBED IN THE ORTEGA CARRIAGE HOUSE PUD;  
16 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
17 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
18 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
19 EFFECTIVE DATE.  
20

21 **WHEREAS,** Bulls Dixon Equity Partners, LLC, the owner of  
22 approximately 0.90± acres located in Council District 7 at 4218 and  
23 4230 Ortega Boulevard, between Manitou Avenue and Corinthian Avenue  
24 (R.E. No(s). 101598-0000 and 101599-0000), as more particularly  
25 described in **Exhibit 1**, dated February 9, 2024, and graphically  
26 depicted in **Exhibit 2**, both of which are attached hereto (the "Subject  
27 Property"), has applied for a rezoning and reclassification of the  
28 Subject Property from Commercial Neighborhood (CN) District to  
29 Planned Unit Development (PUD) District, as described in Section 1  
30 below; and

31 **WHEREAS,** the Planning Commission, acting as the local planning

1 agency, has reviewed the application and made an advisory  
2 recommendation to the Council; and

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

5 **WHEREAS**, the Council finds that such rezoning is: (1)  
6 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,  
7 objectives and policies of the *2045 Comprehensive Plan*; and (3) is  
8 not in conflict with any portion of the City's land use regulations;  
9 and

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

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

19 **Section 1. Property Rezoned.** The Subject Property is  
20 hereby rezoned and reclassified from Commercial Neighborhood (CN)  
21 District to Planned Unit Development (PUD) District. This new PUD  
22 district shall generally permit multi-family residential and  
23 commercial uses, and is described, shown and subject to the following  
24 documents, attached hereto:

25 **Exhibit 1** - Legal Description dated February 9, 2024.

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

27 **Exhibit 3** - Written Description dated July 17, 2024.

28 **Exhibit 4** - Site Plan dated March 27, 2024.

29 **Section 2. Owner and Description.** The Subject Property is  
30 owned by Bulls Dixon Equity Partners, LLC, and is legally described  
31 in **Exhibit 1**, attached hereto. The applicant is Cyndy Trimmer, Esq.,

1 1 Independent Drive, Suite 1200, Jacksonville, Florida, 32202; (904)  
2 807-0185.

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

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

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21 Form Approved:

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23 \_\_\_\_\_  
24 Office of General Counsel

25 Legislation Prepared By: Kaysie Cox

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