

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2022-553**

5 AN ORDINANCE REZONING APPROXIMATELY 13.61±  
6 ACRES, LOCATED IN COUNCIL DISTRICT 9 AT 0  
7 BLANDING BOULEVARD, BETWEEN GASKINS ROAD AND  
8 KOHN STREET (R.E. NO. 097848-0250), AS DESCRIBED  
9 HEREIN, OWNED BY FALCON LANDING APARTMENTS, LLC,  
10 FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT  
11 (2007-225-E) TO PLANNED UNIT DEVELOPMENT (PUD)  
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
13 ZONING CODE, TO PERMIT UP TO 78 TOWNHOMES, AS  
14 DESCRIBED IN THE BLANDING TOWNHOME PUD;  
15 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
16 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
17 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
18 EFFECTIVE DATE.

19  
20 **WHEREAS**, Falcon Landing Apartments, LLC, the owner of  
21 approximately 13.61± acres located in Council District 9 at 0 Blanding  
22 Boulevard, between Gaskins Road and Kohn Street (R.E. No. 097848-  
23 0250), as more particularly described in **Exhibit 1**, dated February  
24 25, 2022, and graphically depicted in **Exhibit 2**, both of which are  
25 attached hereto (the "Subject Property"), has applied for a rezoning  
26 and reclassification of that property from Planned Unit Development  
27 (PUD) District (2007-225-E) to Planned Unit Development (PUD)  
28 District, as described in Section 1 below; and

29 **WHEREAS**, the Planning Commission has considered the application  
30 and has rendered an advisory opinion; and

31 **WHEREAS**, the Land Use and Zoning Committee, after due notice and

1 public hearing, has made its recommendation to the Council; and

2 **WHEREAS**, the Council finds that such rezoning is: (1) consistent  
3 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives  
4 and policies of the *2030 Comprehensive Plan*; and (3) is not in  
5 conflict with any portion of the City's land use regulations; and

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

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

15 **Section 1. Property Rezoned.** The Subject Property is  
16 hereby rezoned and reclassified from Planned Unit Development (PUD)  
17 District (2007-225-E) to Planned Unit Development (PUD) District.  
18 This new PUD district shall generally permit up to 78 townhomes, and  
19 is described, shown and subject to the following documents, attached  
20 hereto:

21 **Exhibit 1** - Legal Description dated February 25, 2022.

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

23 **Exhibit 3** - Written Description dated February 25, 2022.

24 **Exhibit 4** - Site Plan dated February 25, 2022.

25 **Section 2. Owner and Description.** The Subject Property  
26 is owned by Falcon Landing Apartments, LLC, and is legally described  
27 in **Exhibit 1**, attached hereto. The applicant is Tony Robbins, 13901  
28 Sutton Park Drive South, Suite 200, Jacksonville, Florida 32224;  
29 (904) 739-3655.

30 **Section 3. Disclaimer.** The rezoning granted herein  
31 shall not be construed as an exemption from any other applicable

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

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

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16 Form Approved:

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18           /s/ Mary E. Staffopoulos          

19 Office of General Counsel

20 Legislation Prepared By: Kaysie Cox

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