

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-525**

5 AN ORDINANCE REZONING APPROXIMATELY 4.8± ACRES  
6 LOCATED IN COUNCIL DISTRICT 12 AT 1404 BLAIR ROAD  
7 (R.E. NO(S). 008913-0000), AS DESCRIBED HEREIN,  
8 OWNED BY FRANCK VENTURES COMPANY, FROM  
9 AGRICULTURE (AGR) DISTRICT TO PLANNED UNIT  
10 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
11 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
12 RESIDENTIAL USES, INCLUDING TOWNHOMES, AS  
13 DESCRIBED IN THE BLAIR ROAD TOWNHOMES PUD,  
14 PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS)  
15 SMALL-SCALE AMENDMENT APPLICATION NUMBER L-5937-  
16 24C; PROVIDING A DISCLAIMER THAT THE REZONING  
17 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN  
18 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
19 PROVIDING AN EFFECTIVE DATE.  
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21 **WHEREAS**, the City of Jacksonville adopted a Small-Scale  
22 Amendment to the *2045 Comprehensive Plan* for the purpose of revising  
23 portions of the Future Land Use Map series (FLUMs) in order to ensure  
24 the accuracy and internal consistency of the plan, pursuant to the  
25 companion land use application L-5937-24C; and

26 **WHEREAS**, in order to ensure consistency of zoning district  
27 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale  
28 Amendment L-5937-24C, an application to rezone and reclassify from  
29 Agriculture (AGR) to Planned Unit Development (PUD) District was  
30 filed by Curtis Hart, on behalf of Franck Ventures Company, owner of  
31 approximately 4.8± acres of certain real property in Council District

12, as more particularly described in Section 1 below; and

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

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

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

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

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

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

**Section 1. Subject Property Location and Description.** The approximately 4.8± acres are located in Council District 12 at 1404 Blair Road (R.E. No(s). 008913-0000), as more particularly described

1 in **Exhibit 1**, dated April 11, 2024, and graphically depicted in  
2 **Exhibit 2**, both of which are attached hereto and incorporated herein  
3 by this reference (the "Subject Property").

4 **Section 2. Owner and Applicant Description.** The Subject  
5 Property is owned by Franck Ventures Company. The applicant is Curtis  
6 Hart, 8051 Tara Lane, Jacksonville, Florida, 32216; (904) 993-5008.

7 **Section 3. Property Rezoned.** The Subject Property,  
8 pursuant to adopted companion Small-Scale Amendment L-5937-24C, is  
9 hereby rezoned and reclassified from Agriculture (AGR) District to  
10 Planned Unit Development (PUD) District. This new PUD district shall  
11 generally permit residential uses, including townhomes, and is  
12 described, shown and subject to the following documents, attached  
13 hereto:

14 **Exhibit 1** - Legal Description dated April 11, 2024.

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

16 **Exhibit 3** - Written Description dated May 1, 2024.

17 **Exhibit 4** - Site Plan dated April 30, 2024.

18 **Section 7. Contingency.** This rezoning shall not become  
19 effective until thirty-one (31) days after adoption of the companion  
20 Small-Scale Amendment; and further provided that if the companion  
21 Small-Scale Amendment is challenged by the state land planning agency,  
22 this rezoning shall not become effective until the state land planning  
23 agency or the Administration Commission issues a final order  
24 determining the companion Small-Scale Amendment is in compliance with  
25 Chapter 163, *Florida Statutes*.

26 **Section 8. Disclaimer.** The rezoning granted herein shall  
27 not be construed as an exemption from any other applicable local,  
28 state, or federal laws, regulations, requirements, permits or  
29 approvals. All other applicable local, state or federal permits or  
30 approvals shall be obtained before commencement of the development  
31 or use, and issuance of this rezoning is based upon acknowledgement,

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

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

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12 Form Approved:

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14           /s/ Dylan Reingold          

15 Office of General Counsel

16 Legislation Prepared By: Connor Corrigan

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