

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2019-877-E**

5 AN ORDINANCE REZONING APPROXIMATELY 11.36±  
6 ACRES, LOCATED IN COUNCIL DISTRICT 9 AT 4567  
7 BLANDING BOULEVARD AND 4645 BLANDING  
8 BOULEVARD, BETWEEN DORMINY AVENUE AND  
9 WESCONNETT BOULEVARD (R.E. NOS. 095461-0010,  
10 095461-0030 AND 095461-0080), AS DESCRIBED  
11 HEREIN, OWNED BY BLANDING SELF STORAGE, LLC,  
12 FROM COMMERCIAL COMMUNITY/GENERAL-2 (CCG-2)  
13 DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)  
14 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
15 ZONING CODE, TO PERMIT COMMERCIAL USES, AS  
16 DESCRIBED IN THE BLANDING BOULEVARD PUD; PUD  
17 SUBJECT TO CONDITIONS; PROVIDING A DISCLAIMER  
18 THAT THE REZONING GRANTED HEREIN SHALL NOT BE  
19 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
20 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
21

22 **WHEREAS,** Blanding Self Storage, LLC, the owner of  
23 approximately 11.36± acres, located in Council District 9 at 4567  
24 Blanding Boulevard and 4645 Blanding Boulevard, between Dorminy  
25 Avenue and Wesconnett Boulevard (R.E. Nos. 095461-0010, 095461-0030  
26 and 095461-0080), as more particularly described in **Exhibit 1,**  
27 dated November 7, 2019, and graphically depicted in **Exhibit 2,** both  
28 of which are **attached hereto** (Subject Property), has applied for a  
29 rezoning and reclassification of that property from Commercial  
30 Community/General-2 (CCG-2) District to Planned Unit Development  
31 (PUD) District, as described in Section 1 below; and

1           **WHEREAS,** the Planning Commission has considered the  
2 application and has rendered an advisory opinion; 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 *2030 Comprehensive Plan*; (2) furthers the  
7 goals, objectives and policies of the *2030 Comprehensive Plan*; and  
8 (3) is not in conflict with any portion of the City's land use  
9 regulations; 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 Community/General-2  
21 (CCG-2) District to Planned Unit Development (PUD) District. This  
22 new PUD district shall generally permit commercial uses, and is  
23 described, shown and subject to the following documents, **attached**  
24 **hereto:**

25 **Exhibit 1** - Legal Description dated November 7, 2019.

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

27 **Exhibit 3** - Written Description dated November 20, 2019.

28 **Exhibit 4** - Site Plan dated November 1, 2019.

29           **Section 2. Rezoning Approved Subject to Conditions.** This  
30 rezoning is approved subject to the following conditions. Such  
31 conditions control over the Written Description and the Site Plan

1 and may only be amended through a rezoning.

2 (1) The Subject Property shall install and maintain the  
3 landscaping as shown on the Site Plan dated November 1, 2019,  
4 **attached hereto** as **Exhibit 4**.

5 (2) The primary ingress and egress for line-haul semi-trucks  
6 shall be limited to Blanding Boulevard.

7 (3) The arrival and departure of line-haul semi-trucks shall  
8 be primarily limited to off-peak traffic hours.

9 **Section 3. Owner and Description.** The Subject Property  
10 is owned by Blanding Self Storage, LLC, and is legally described in  
11 **Exhibit 1, attached hereto**. The agent is Patrick Krechowski, One  
12 Independent Drive, Suite 1400, Jacksonville, Florida 32202; (904)  
13 389-0050.

14 **Section 4. Disclaimer.** The rezoning granted herein  
15 shall not be construed as an exemption from any other applicable  
16 local, state, or federal laws, regulations, requirements, permits  
17 or approvals. All other applicable local, state or federal permits  
18 or approvals shall be obtained before commencement of the  
19 development or use and issuance of this rezoning is based upon  
20 acknowledgement, representation and confirmation made by the  
21 applicant(s), owner(s), developer(s) and/or any authorized agent(s)  
22 or designee(s) that the subject business, development and/or use  
23 will be operated in strict compliance with all laws. Issuance of  
24 this rezoning does not approve, promote or condone any practice or  
25 act that is prohibited or restricted by any federal, state or local  
26 laws.

27 **Section 5. Effective Date.** The enactment of this  
28 Ordinance shall be deemed to constitute a quasi-judicial action of  
29 the City Council and shall become effective upon signature by the  
30 Council President and the Council Secretary.

1 Form Approved:

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3 /s/ Shannon K. Eller

4 Office of General Counsel

5 Legislation Prepared By: Bruce Lewis

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