

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-724**

5 AN ORDINANCE REZONING APPROXIMATELY 1.73± ACRES
6 LOCATED IN COUNCIL DISTRICT 9 AT 0 NEW KINGS
7 ROAD AND 2663 OLD KINGS ROAD, BETWEEN CAPITOLA
8 STREET AND MARTHA STREET (R.E. NOS. 048219-0000
9 AND 048098-0000), AS DESCRIBED HEREIN, OWNED BY
10 JOTNIEL VIQUILLON SABO, FROM RESIDENTIAL LOW
11 DENSITY-60 (RLD-60) DISTRICT TO INDUSTRIAL
12 LIGHT (IL) DISTRICT, AS DEFINED AND CLASSIFIED
13 UNDER THE ZONING CODE; PROVIDING A DISCLAIMER
14 THAT THE REZONING GRANTED HEREIN SHALL NOT BE
15 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
16 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
17

18 **WHEREAS**, Jotniel Viquillon Sabo, the owner of approximately
19 1.73± acres located in Council District 9 at 0 New Kings Road and
20 2663 Old Kings Road, between Capitola Street and Martha Street (R.E.
21 Nos. 048219-0000 and 048098-0000), as more particularly described in
22 **Exhibit 1**, dated November 10, 2020, and graphically depicted in
23 **Exhibit 2**, both of which are **attached hereto** (Subject Property), has
24 applied for a rezoning and reclassification of the Subject Property
25 from Residential Low Density-60 (RLD-60) District to Industrial Light
26 (IL) District; and

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

29 **WHEREAS**, the Planning Commission, acting as the local planning
30 agency, has reviewed the application and made an advisory
31 recommendation to the Council; and

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

3 **WHEREAS**, taking into consideration the above recommendations and
4 all other evidence entered into the record and testimony taken at the
5 public hearings, the Council finds that such rezoning: (1) is
6 consistent with the *2030 Comprehensive Plan*; (2) furthers the goals,
7 objectives and policies of the *2030 Comprehensive Plan*; and (3) is
8 not in conflict with any portion of the City's land use regulations;
9 now, therefore

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

11 **Section 1. Property Rezoned.** The Subject Property is
12 hereby rezoned and reclassified from Residential Low Density-60 (RLD-
13 60) District to Industrial Light (IL) District, as defined and
14 classified under the Zoning Code, City of Jacksonville, Florida.

15 **Section 2. Owner and Description.** The Subject Property is
16 owned by Jotniel Viquillon Sabo, and is described in **Exhibit 1,**
17 **attached hereto.** The applicant is the owner, Jotniel Viquillon Sabo,
18 11749 Chestnut Oak Drive East, Jacksonville, Florida 32218; (904)
19 445-0937.

20 **Section 3. Disclaimer.** The rezoning granted herein shall
21 **not** be construed as an exemption from any other applicable local,
22 state, or federal laws, regulations, requirements, permits or
23 approvals. All other applicable local, state or federal permits or
24 approvals shall be obtained before commencement of the development
25 or use and issuance of this rezoning is based upon acknowledgement,
26 representation and confirmation made by the applicant(s), owners(s),
27 developer(s) and/or any authorized agent(s) or designee(s) that the
28 subject business, development and/or use will be operated in strict
29 compliance with all laws. Issuance of this rezoning does **not** approve,
30 promote or condone any practice or act that is prohibited or
31 restricted by any federal, state or local laws.

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

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6 Form Approved:

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8 /s/ Shannon K. Eller

9 Office of General Counsel

10 Legislation Prepared By: Kaysie Cox

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