

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2025-270

AN ORDINANCE REZONING APPROXIMATELY 0.09± OF AN ACRE LOCATED IN COUNCIL DISTRICT 7 AT 612 FLORENCE STREET, BETWEEN PHYLLIS STREET AND WALLER STREET (A PORTION OF R.E. NO(S). 063783-0000), OWNED BY BCEL 10D, LLC, AS DESCRIBED HEREIN, FROM INDUSTRIAL LIGHT (IL) DISTRICT TO RESIDENTIAL MEDIUM DENSITY-A (RMD-A) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE, PURSUANT TO FUTURE LAND USE MAP SERIES SMALL-SCALE AMENDMENT APPLICATION NUMBER L-6030-25C; PROVIDING A DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Jacksonville adopted a Small-Scale Amendment to the *2045 Comprehensive Plan* for the purpose of revising portions of the Future Land Use Map series (FLUMs) in order to ensure the accuracy and internal consistency of the plan, pursuant to companion application L-6030-25C; and

WHEREAS, in order to ensure consistency of zoning district with the *2045 Comprehensive Plan* and the adopted companion Small-Scale Amendment L-6030-25C, an application to rezone and reclassify from Industrial Light (IL) District to Residential Medium Density-A (RMD-A) District was filed by Zach Miller, Esq., on behalf of the owner of approximately 0.09± acres of certain real property in Council District 7, as more particularly described in Section 1; and

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

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

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

10 **WHEREAS,** the City Council, after due notice, held a public
11 hearing, and taking into consideration the above recommendations as
12 well as all oral and written comments received during the public
13 hearings, the Council finds that such rezoning is consistent with the
14 *2045 Comprehensive Plan* adopted under the comprehensive planning
15 ordinance for future development of the City of Jacksonville; now
16 therefore

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

18 **Section 1. Subject Property Location and Description.** The
19 approximately 0.09± of an acre is located in Council District 7 at
20 612 Florence Street, between Phyllis Street and Waller Street (a
21 portion of R.E. No(s). 063783-0000), as more particularly described
22 in **Exhibit 1**, dated March 12, 2025, and graphically depicted in
23 **Exhibit 2**, both of which are attached hereto and incorporated herein
24 by this reference (the "Subject Property").

25 **Section 2. Owner and Applicant Description.** The Subject
26 Property is owned by BCEL 10D, LLC. The applicant is Zach Miller,
27 Esq., 3203 Old Barn Court, Ponte Vedra Beach, Florida, 32082; (904)
28 651-8958.

29 **Section 3. Property Rezoned.** The Subject Property,
30 pursuant to adopted companion Small-Scale Amendment Application
31 L-6030-25C, is hereby rezoned and reclassified from Industrial Light

1 (IL) District to Residential Medium Density-A (RMD-A) District.

2 **Section 4. Contingency.** This rezoning shall not become
3 effective until thirty-one (31) days after adoption of the companion
4 Small-Scale Amendment; and further provided that if the companion
5 Small-Scale Amendment is challenged by the state land planning agency,
6 this rezoning shall not become effective until the state land planning
7 agency or the Administration Commission issues a final order
8 determining the companion Small-Scale Amendment is in compliance with
9 Chapter 163, *Florida Statutes*.

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

22 **Section 6. Effective Date.** The enactment of this Ordinance
23 shall be deemed to constitute a quasi-judicial action of the City
24 Council and shall become effective upon signature by the Council
25 President and the Council Secretary.

Form Approved:

/s/ Dylan Reingold

Office of General Counsel

Legislation Prepared By: Connor Corrigan

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