

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2020-171-E**

5 AN ORDINANCE REZONING APPROXIMATELY 7.18± ACRES  
6 LOCATED IN COUNCIL DISTRICT 2 ON HECKSCHER  
7 DRIVE, BETWEEN BLOUNT ISLAND BOULEVARD AND  
8 BROWNS CREEK, OWNED BY NATURE CONSERVANCY,  
9 INC., CLOVIS A. WOOD, JR., ET AL., AND THE  
10 UNITED STATES DEPARTMENT OF THE INTERIOR -  
11 NATIONAL PARK SERVICE, AS DESCRIBED HEREIN,  
12 FROM INDUSTRIAL WATER (IW) DISTRICT TO  
13 CONSERVATION (CSV) DISTRICT, AS DEFINED AND  
14 CLASSIFIED UNDER THE ZONING CODE, PURSUANT TO  
15 FUTURE LAND USE MAP SERIES (FLUMS) SMALL-SCALE  
16 AMENDMENT APPLICATION NUMBER L-5407-19C;  
17 PROVIDING A DISCLAIMER THAT THE REZONING  
18 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN  
19 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
20 PROVIDING AN EFFECTIVE DATE.  
21

22 **WHEREAS**, the City of Jacksonville adopted a Small-Scale  
23 Amendment to the *2030 Comprehensive Plan* for the purpose of  
24 revising portions of the Future Land Use Map series (FLUMs) in  
25 order to ensure the accuracy and internal consistency of the plan,  
26 pursuant to application L-5407-19C and companion land use Ordinance  
27 2020-170; and

28 **WHEREAS**, in order to ensure consistency of zoning district  
29 with the *2030 Comprehensive Plan* and the adopted companion Small-  
30 Scale Amendment L-5407-19C, an application to rezone and reclassify  
31 from Industrial Water (IW) District to Conservation (CSV) District

1 was filed by the City of Jacksonville, on behalf of Nature  
2 Conservancy, Inc., Clovis A. Wood, Jr., et al., and the United  
3 States Department of the Interior - National Park Service, the  
4 owners of approximately 7.18± acres of certain real property in  
5 Council District 2, as more particularly described in Section 1;  
6 and

7 **WHEREAS**, the Planning and Development Department, in order to  
8 ensure consistency of this zoning district with the *2030*  
9 *Comprehensive Plan*, has considered the rezoning and has rendered an  
10 advisory opinion; and

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

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

16 **WHEREAS**, the City Council, after due notice, held a public  
17 hearing, and taking into consideration the above recommendations as  
18 well as all oral and written comments received during the public  
19 hearings, the Council finds that such rezoning is consistent with  
20 the *2030 Comprehensive Plan* adopted under the comprehensive  
21 planning ordinance for future development of the City of  
22 Jacksonville; now, therefore

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

24 **Section 1. Subject Property Location and Description.** The  
25 approximately 7.18± acres are located in Council District 2, on  
26 Heckscher Drive, between Blount Island Boulevard and Browns Creek,  
27 as more particularly described in **Exhibit 1**, dated January 28,  
28 2020, and graphically depicted in **Exhibit 2**, both of which are  
29 **attached hereto** and incorporated herein by this reference (Subject  
30 Property).

31 **Section 2. Owner and Applicant Description.** The Subject

1 Property is owned by Nature Conservancy, Inc., Clovis A. Wood, Jr.,  
2 et al., and the United States Department of the Interior - National  
3 Park Service. The applicant is the City of Jacksonville, 214 North  
4 Hogan Street, Suite 300, Jacksonville, Florida 32202; (904) 255-  
5 7800.

6 **Section 3. Property Rezoned.** The Subject Property,  
7 pursuant to adopted companion Small-Scale Amendment Application L-  
8 5407-19C, is hereby rezoned and reclassified from Industrial Water  
9 (IW) District to Conservation (CSV) District.

10 **Section 4. Contingency.** This rezoning shall not become  
11 effective until 31 days after adoption of the companion Small-Scale  
12 Amendment; and further provided that if the companion Small-Scale  
13 Amendment is challenged by the state land planning agency, this  
14 rezoning shall not become effective until the state land planning  
15 agency or the Administration Commission issues a final order  
16 determining the companion Small-Scale Amendment is in compliance  
17 with Chapter 163, *Florida Statutes*.

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

31 **Section 6. Effective Date.** The enactment of this

1 Ordinance shall be deemed to constitute a quasi-judicial action of  
2 the City Council and shall become effective upon signature by the  
3 Council President and the Council Secretary.

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5 Form Approved:

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7 /s/ Shannon K. Eller

8 Office of General Counsel

9 Legislation Prepared By: Arimus Wells

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