

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2020-718-W**

5 AN ORDINANCE REZONING APPROXIMATELY 0.19± OF AN  
6 ACRE LOCATED IN COUNCIL DISTRICT 7 AT 1654  
7 WALNUT STREET, BETWEEN 7<sup>TH</sup> STREET EAST AND 6<sup>TH</sup>  
8 STREET EAST (R.E. NO. 072297-0000), OWNED BY J  
9 PROPERTIES I, LLC, AS DESCRIBED HEREIN, FROM  
10 PLANNED UNIT DEVELOPMENT DISTRICT (2009-345-E)  
11 TO INDUSTRIAL BUSINESS PARK (IBP) DISTRICT, AS  
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE,  
13 PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS)  
14 SMALL-SCALE AMENDMENT APPLICATION NUMBER L-  
15 5491-20C; PROVIDING A DISCLAIMER THAT THE  
16 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
17 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
18 PROVIDING AN EFFECTIVE DATE.  
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20 **WHEREAS**, the City of Jacksonville adopted a Small-Scale  
21 Amendment to the *2030 Comprehensive Plan* for the purpose of  
22 revising portions of the Future Land Use Map series (FLUMs) in  
23 order to ensure the accuracy and internal consistency of the plan,  
24 pursuant to application L-5491-20C and companion land use Ordinance  
25 2020-717; and

26 **WHEREAS**, in order to ensure consistency of zoning district  
27 with the *2030 Comprehensive Plan* and the adopted companion Small-  
28 Scale Amendment L-5491-20C, an application to rezone and reclassify  
29 from Planned Unit Development District (2009-345-E) to Industrial  
30 Business Park (IBP) District was filed by Lara Hipps, on behalf of  
31 the owner of approximately 0.19± of an acre of certain real

1 property in Council District 7, as more particularly described in  
2 Section 1; and

3 **WHEREAS**, the Planning and Development Department, in order to  
4 ensure consistency of this zoning district with the 2030  
5 *Comprehensive Plan*, has considered the rezoning and has rendered an  
6 advisory opinion; and

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

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

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

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

20 **Section 1. Subject Property Location and Description.** The  
21 approximately 0.19± of an acre (R.E. No. 072297-0000) is located in  
22 Council District 7 at 1654 Walnut Street, between 7<sup>th</sup> Street East  
23 and 6<sup>th</sup> Street East, as more particularly described in **Exhibit 1**,  
24 dated November 3, 2020, and graphically depicted in **Exhibit 2**, both  
25 of which are **attached hereto** and incorporated herein by this  
26 reference (Subject Property).

27 **Section 2. Owner and Applicant Description.** The Subject  
28 Property is owned by J Properties I, LLC. The applicant is Lara  
29 Hipps, 1650 Margaret Street, #323, Jacksonville, Florida 32204;  
30 (904) 781-2654.

31 **Section 3. Property Rezoned.** The Subject Property,

1 pursuant to adopted companion Small-Scale Amendment Application L-  
2 5491-20C, is hereby rezoned and reclassified from Planned Unit  
3 Development District (2009-345-E) to Industrial Business Park (IBP)  
4 District.

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

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

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

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Form Approved:

      /s/ Shannon K. Eller      

Office of General Counsel

Legislation Prepared By: Connor Corrigan

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