

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2025-802-E**

5 AN ORDINANCE REZONING APPROXIMATELY 0.36± OF AN
6 ACRE LOCATED IN COUNCIL DISTRICT 10 AT 4170
7 LORENZO COURT (R.E. NO. 030147-0462), AS
8 DESCRIBED HEREIN, OWNED BY ATLANTIS FEDERATION,
9 INC., FROM RESIDENTIAL LOW DENSITY-60 (RLD-60)
10 DISTRICT TO RESIDENTIAL MEDIUM DENSITY-D (RMD-D)
11 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
12 ZONING CODE; PROVIDING A DISCLAIMER THAT THE
13 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
14 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
15 PROVIDING AN EFFECTIVE DATE.
16

17 **WHEREAS,** Atlantis Federation, Inc., the owner of approximately
18 0.36± of an acre located in Council District 10 at 4170 Lorenzo Court
19 (R.E. No. 030147-0462), as more particularly described in **Exhibit 1**,
20 dated September 10, 2025, and graphically depicted in **Exhibit 2**, both
21 of which are attached hereto (the "Subject Property"), has applied
22 for a rezoning and reclassification of the Subject Property from
23 Residential Low Density-60 (RLD-60) District to Residential Medium
24 Density-D (RMD-D) District; and

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

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

31 **WHEREAS,** the Land Use and Zoning (LUZ) Committee, after due

1 notice, held a public hearing and made its recommendation to the
2 Council; and

3 **WHEREAS,** taking into consideration the above recommendations
4 and all other evidence entered into the record and testimony taken
5 at the public hearings, the Council finds that such rezoning: (1) is
6 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
7 objectives and policies of the *2045 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 Residential Medium Density-D (RMD-D) District, as
14 defined and classified under the Zoning Code, City of Jacksonville,
15 Florida.

16 **Section 2. Owner and Description.** The Subject Property is
17 owned by Atlantis Federation, Inc., and is legally described in
18 **Exhibit 1**, attached hereto. The applicant is Carol Brenner, 8666
19 Escondido Way, Boca Raton, Florida, 33433; (954) 520-1469.

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.

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

Form Approved:

 /s/ Dylan Reingold

Office of General Counsel

Legislation Prepared by: Payton Jamieson

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