

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2024-717**

5 AN ORDINANCE REZONING APPROXIMATELY 315.42±
6 ACRES LOCATED IN COUNCIL DISTRICT 8 AT 0 PECAN
7 PARK ROAD AND 0 ARNOLD ROAD, BETWEEN ARNOLD ROAD
8 AND JACKSONVILLE INTERNATIONAL AIRPORT (R.E.
9 NOS. 019583-0000 AND 019606-0000), AS DESCRIBED
10 HEREIN, OWNED BY SUBEMA, LLC, FROM PUBLIC
11 BUILDING AND FACILITIES-2 (PBF-2) DISTRICT,
12 PUBLIC BUILDING AND FACILITIES-3 (PBF-3)
13 DISTRICT AND INDUSTRIAL LIGHT (IL) DISTRICT TO
14 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
15 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
16 PERMIT LIGHT INDUSTRIAL DEVELOPMENT, AS
17 DESCRIBED IN THE ARNOLD ROAD PUD, PURSUANT TO
18 FUTURE LAND USE MAP SERIES (FLUMS) LARGE-SCALE
19 AMENDMENT APPLICATION L-5872-23C; PROVIDING A
20 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
21 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
22 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
23

24 **WHEREAS**, the City of Jacksonville adopted a Large-Scale
25 Amendment to its *Comprehensive Plan* for the purpose of revising
26 portions of the Future Land Use Map Series (FLUMS) in order to ensure
27 the accuracy and internal consistency of the plan, pursuant to
28 Ordinance 2024-717-E; and

29 **WHEREAS**, in order to ensure consistency of the zoning district
30 with the *2045 Comprehensive Plan* and Large-Scale Amendment L-5872-
31 23C adopted by Ordinance 2024-717-E, an application to rezone and

1 reclassify the property has been filed by Cyndy Trimmer, Esq. on
2 behalf of the owner; and

3 **WHEREAS**, Subema, LLC, the owner of approximately 315.42± acres
4 located in Council District 8 at 0 Pecan Park Road and 0 Arnold Road,
5 between Arnold Road and Jacksonville International Airport (R.E. Nos.
6 019583-0000 and 019606-0000), as more particularly described in
7 **Exhibit 1**, dated March 25, 2024, and graphically depicted in **Exhibit**
8 **2**, both of which are attached hereto (the "Subject Property"), have
9 applied for a rezoning and reclassification of the Subject Property
10 from Public Building and Facilities-2 (PBF-2) District, Public
11 Building and Facilities-3 (PBF-3) District and Industrial Light (IL)
12 District to Planned Unit Development (PUD) District, as described in
13 Section 1 below; and

14 **WHEREAS**, the Planning Commission, acting as the local planning
15 agency, has reviewed the application and made an advisory
16 recommendation to the Council; and

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

19 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
20 with the *2045 Comprehensive Plan*; (2) furthers the goals, objectives
21 and policies of the *2045 Comprehensive Plan*; and (3) is not in
22 conflict with any portion of the City's land use regulations; and

23 **WHEREAS**, the Council finds the proposed rezoning does not
24 adversely affect the orderly development of the City as embodied in
25 the Zoning Code; will not adversely affect the health and safety of
26 residents in the area; will not be detrimental to the natural
27 environment or to the use or development of the adjacent properties
28 in the general neighborhood; and will accomplish the objectives and
29 meet the standards of Section 656.340 (Planned Unit Development) of
30 the Zoning Code; now, therefore

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

1 **Section 1. Property Rezoned.** The Subject Property is
2 hereby rezoned and reclassified from Public Building and Facilities-
3 2 (PBF-2) District, Public Building and Facilities-3 (PBF-3) District
4 and Industrial Light (IL) District to Planned Unit Development (PUD)
5 District. This new PUD district shall generally permit light
6 industrial development, and is described, shown and subject to the
7 following documents, attached hereto:

8 **Exhibit 1** - Legal Description dated March 25, 2024.

9 **Exhibit 2** - Subject Property per P&DD.

10 **Exhibit 3** - Written Description dated August 14, 2024.

11 **Exhibit 4** - Site Plan dated August 1, 2024.

12 **Section 2. Owner and Description.** The Subject Property is
13 owned by Subema, LLC. The applicant is Cyndy Trimmer, Esq., One
14 Independent Drive, Suite 1200, Jacksonville, Florida, 32202; (904)
15 807-0185.

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

28 **Section 5. Effective Date.** The enactment of this Ordinance
29 shall be deemed to constitute a quasi-judicial action of the City
30 Council and shall become effective upon signature by the Council
31 President and Council Secretary.

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Form Approved:

 /s/ Dylan Reingold

Office of General Counsel

Legislation Prepared By: Connor Corrigan

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