

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2025-631-E

AN ORDINANCE REZONING APPROXIMATELY 1.5± ACRES
LOCATED IN COUNCIL DISTRICT 8 AT 0 WOODLEY ROAD,
BETWEEN OLD KINGS ROAD AND NEW KINGS ROAD (R.E.
NOS. 002519-0030), AS DESCRIBED HEREIN, OWNED BY
GROVER CHESHIRE, III, FROM INDUSTRIAL BUSINESS
PARK (IBP) DISTRICT TO INDUSTRIAL LIGHT (IL)
DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
ZONING CODE; 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, Grover Cheshire, III, the owner of approximately 1.5±
acres located in Council District 8 at 7642 Woodley Road, between Old
Kings Road and New Kings Road (R.E. No. 002519-0030), as more
particularly described in **Exhibit 1**, dated June 19, 2025, and
graphically depicted in **Exhibit 2**, both of which are attached hereto
(the "Subject Property"), has applied for a rezoning and
reclassification of the Subject Property from Industrial Business
Park (IBP) District to Industrial Light (IL) District; and

WHEREAS, the Planning and Development Department has
considered the application and has rendered an advisory
recommendation; and

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

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 Industrial Business Park (IBP)
13 District to Industrial Light (IL) District, as defined and classified
14 under the Zoning Code, City of Jacksonville, Florida.

15 **Section 2. Owner and Description.** The Subject Property is
16 owned by Grover Cheshire, III, and is legally described in **Exhibit**
17 **1,** attached hereto. The applicant is Grover Cheshire, III, 4157
18 Charles Green Road, Hilliard, Florida 32046; (904) 813-4719.

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

31 **Section 4. Effective Date.** The enactment of this Ordinance

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

4
5 Form Approved:

6
7 /s/ Dylan Reingold

8 Office of General Counsel

9 Legislation Prepared by: Connor Corrigan

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