

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2022-486-E**

5 AN ORDINANCE REZONING APPROXIMATELY 5.25± ACRES  
6 LOCATED IN COUNCIL DISTRICT 7 AT 14140 DUVAL ROAD  
7 AND 14180 DUVAL ROAD, BETWEEN INTERSTATE-295 AND  
8 INTERNATIONAL AIRPORT BOULEVARD (R.E. NOS.  
9 019651-0000 AND 019661-0000), OWNED BY ANITA T.  
10 BEECHER, AS DESCRIBED HEREIN, FROM RESIDENTIAL  
11 LOW DENSITY-60 (RLD-60) DISTRICT AND RESIDENTIAL  
12 RURAL-ACRE (RR-ACRE) DISTRICT TO COMMERCIAL,  
13 RESIDENTIAL AND OFFICE (CRO) DISTRICT, AS DEFINED  
14 AND CLASSIFIED UNDER THE ZONING CODE, PURSUANT  
15 TO FUTURE LAND USE MAP SERIES (FLUMS) SMALL-SCALE  
16 AMENDMENT APPLICATION NUMBER L-5720-22C;  
17 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
18 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
19 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
20 EFFECTIVE DATE.  
21

22 **WHEREAS**, the City of Jacksonville adopted a Small-Scale  
23 Amendment to the *2030 Comprehensive Plan* for the purpose of revising  
24 portions of the Future Land Use Map series (FLUMs) in order to ensure  
25 the accuracy and internal consistency of the plan, pursuant to  
26 companion application L-5720-22C; and

27 **WHEREAS**, in order to ensure consistency of zoning district with  
28 the *2030 Comprehensive Plan* and the adopted companion Small-Scale  
29 Amendment L-5720-22C, an application to rezone and reclassify from  
30 Residential Low Density-60 (RLD-60) District and Residential Rural-  
31 Acre (RR-Acre) District to Commercial, Residential and Office (CRO)  
32 District was filed by Paul Harden, Esq., on behalf of the owner of

1 approximately 5.25± acres of certain real property in Council District  
2 7, as more particularly described in Section 1; and

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

7 **WHEREAS**, the Planning Commission has considered the application  
8 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 the  
16 *2030 Comprehensive Plan* adopted under the comprehensive planning  
17 ordinance for future development of the City of Jacksonville; now,  
18 therefore

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

20 **Section 1. Subject Property Location and Description.** The  
21 approximately 5.25± acres are located in Council District 7 at 14140  
22 Duval Road and 14180 Duval Road, between Interstate-295 and  
23 International Airport Boulevard (R.E. Nos. 019651-0000 and 019661-  
24 0000), as more particularly described in **Exhibit 1**, dated May 12,  
25 2022, and graphically depicted in **Exhibit 2**, both of which are  
26 attached hereto and incorporated herein by this reference (the  
27 "Subject Property").

28 **Section 2. Owner and Applicant Description.** The Subject  
29 Property is owned by Anita T. Beecher. The applicant is Paul Harden,  
30 Esq., 1431 Riverplace Boulevard, Suite 901, Jacksonville, Florida  
31 32207; (904) 396-5731.

1           **Section 3.       Property Rezoned.**       The Subject Property,  
2 pursuant to adopted companion Small-Scale Amendment Application L-  
3 5720-22C, is hereby rezoned and reclassified from Residential Low  
4 Density-60 (RLD-60) District and Residential Rural-Acre (RR-Acre)  
5 District to Commercial, Residential and Office (CRO) District.

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

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

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

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31 Form Approved:

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/s/ Mary E. Staffopoulos

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Office of General Counsel

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Legislation Prepared By: Connor Corrigan

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