

Introduced by the Land Use and Zoning Committee:

# ORDINANCE 2025-675-E

AN ORDINANCE REZONING APPROXIMATELY 11.58± ACRES LOCATED IN COUNCIL DISTRICT 2 AT 0 CEDAR BAY ROAD, BETWEEN MAIN STREET NORTH AND CEDAR BRANCH ROAD (R.E. NO(S). 108552-0000), AS DESCRIBED HEREIN, OWNED BY INDUSTRIAL PARK INVESTMENTS, INC., FROM RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT TO RESIDENTIAL LOW DENSITY-60 (RLD-60) 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**, Industrial Park Investments, Inc., the owner of approximately 11.58± acres located in Council District 2 at 0 Cedar Bay Road, between Main Street North and Cedar Branch Road (R.E. No(s). 108552-0000), as more particularly described in **Exhibit 1**, dated August 11, 2025, and graphically depicted in **Exhibit 2**, both of which are attached hereto (the "Subject Property"), have applied for a rezoning and reclassification of the Subject Property from Residential Rural-Acre (RR-Acre) District to Residential Low Density-60 (RLD-60) 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

1 recommendation to the Council; and

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

5       **WHEREAS**, taking into consideration the above recommendations  
6 and all other evidence entered into the record and testimony taken  
7 at the public hearings, the Council finds that such rezoning: (1) is  
8 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,  
9 objectives and policies of the *2045 Comprehensive Plan*; and (3) is  
10 not in conflict with any portion of the City's land use regulations;  
11 now therefore

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

13       **Section 1.       Property Rezoned.**       The Subject Property is  
14 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)  
15 District to Residential Low Density-60 (RLD-60) District, as defined  
16 and classified under the Zoning Code, City of Jacksonville, Florida.

17       **Section 2.       Owner and Description.**       The Subject Property is  
18 owned by Industrial Park Investments, Inc., and is legally described  
19 in **Exhibit 1**, attached hereto. The applicant is Hayden Phillips,  
20 Esq., 1301 Riverplace Boulevard, Suite 1500, Jacksonville, Florida,  
21 32207; (904) 346-5535.

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

1 promote or condone any practice or act that is prohibited or  
2 restricted by any federal, state or local laws.

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

7

8 Form Approved:

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10           /s/ Dylan Reingold

11 Office of General Counsel

12 Legislation Prepared By: Payton Jamieson

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