

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-866**

5 AN ORDINANCE REZONING APPROXIMATELY 34.03± ACRES  
6 LOCATED IN COUNCIL DISTRICT 2 AT 0 ZOO PARKWAY,  
7 BETWEEN DUNN CREEK AND INTERSTATE-295 (R.E.  
8 NO(S). 108758-0200), AS DESCRIBED HEREIN, OWNED  
9 BY CK INVESTMENTS FINANCING, LLC, FROM PLANNED  
10 UNIT DEVELOPMENT (PUD) DISTRICT TO INDUSTRIAL  
11 HEAVY (IH) DISTRICT, AS DEFINED AND CLASSIFIED  
12 UNDER THE ZONING CODE; PROVIDING A DISCLAIMER  
13 THAT THE REZONING GRANTED HEREIN SHALL NOT BE  
14 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
15 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
16

17 **WHEREAS**, CK Investments Financing, LLC, the owner of  
18 approximately 34.03± acres located in Council District 2 at 0 Zoo  
19 Parkway, between Dunn Creek and Interstate-295 (R.E. No(s). 108758-  
20 0200), as more particularly described in **Exhibit 1**, dated September  
21 3, 2024, and graphically depicted in **Exhibit 2**, both of which are  
22 attached hereto (the "Subject Property"), has applied for a rezoning  
23 and reclassification of the Subject Property from Planned Unit  
24 Development (PUD) District to Industrial Heavy (IH) 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 Planned Unit Development (PUD)  
13 District to Industrial Heavy (IH) 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 CK Investments Financing, LLC, and is legally described in  
17 **Exhibit 1**, attached hereto. The applicant is Cyndy Trimmer, Esq., 1  
18 Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)  
19 807-0185.

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.

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

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6 Form Approved:

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8                     /s/ Dylan Reingold          

9 Office of General Counsel

10 Legislation Prepared by: Stephen Nagbe

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