

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2019-485**

5 AN ORDINANCE REZONING APPROXIMATELY 14.29± ACRES  
6 LOCATED IN COUNCIL DISTRICT 10 AT 6549 ROBINSON  
7 ROAD, BETWEEN ROBINSON ROAD AND PRITCHARD ROAD  
8 (R.E. NO. 004462-0000) OWNED BY MCKENZIE PROPERTY  
9 MANAGEMENT, INC., AS DESCRIBED HEREIN, FROM  
10 RESIDENTIAL LOW DENSITY-60 (RLD-60) DISTRICT TO  
11 INDUSTRIAL LIGHT (IL) DISTRICT, AS DEFINED AND  
12 CLASSIFIED UNDER THE ZONING CODE, PURSUANT TO  
13 FUTURE LAND USE MAP SERIES (FLUMS) LARGE-SCALE  
14 AMENDMENT APPLICATION NUMBER L-5343-18A;  
15 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
16 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
17 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
18 EFFECTIVE DATE.

19  
20 **WHEREAS**, the City of Jacksonville adopted a Large-Scale land use  
21 amendment to the *2030 Comprehensive Plan* for the purpose of revising  
22 portions of the Future Land Use Map series (FLUMs) in order to ensure  
23 the accuracy and internal consistency of the plan, pursuant to  
24 application L-5343-18A and companion land use Ordinance 2019-484; and

25 **WHEREAS**, in order to ensure consistency of zoning district with  
26 the *2030 Comprehensive Plan* and the adopted companion Large-Scale land  
27 use amendment L-5343-18A, an application to rezone and reclassify from  
28 Residential Low Density-60 (RLD-60) District to Industrial Light (IL)  
29 District was filed by Paul M. Harden, Esq., on behalf of McKenzie  
30 Property Management, Inc., the owner of approximately 14.29± acres of  
31 certain real property in Council District 10, as more particularly

1 described in Section 1; and

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

6       **WHEREAS**, the Planning Commission has considered the application  
7 and has rendered an advisory opinion; and

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

10       **WHEREAS**, the City Council after due notice held a public hearing,  
11 taking into consideration the above recommendations as well as all oral  
12 and written comments received during the public hearings, the Council  
13 finds that such rezoning is consistent with the *2030 Comprehensive Plan*  
14 adopted under the comprehensive planning ordinance for future  
15 development of the City of Jacksonville; now, therefore

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

17       **Section 1. Subject Property Location and Description.** The  
18 approximately 14.29± acres (R.E. No. 004462-0000) is located in Council  
19 District 10 at 6549 Robinson Road, between Robinson Road and Pritchard  
20 Road, as more particularly described in **Exhibit 1**, dated December 3,  
21 2018, and graphically depicted in **Exhibit 2**, both of which are **attached**  
22 **hereto** and incorporated herein by this reference (Subject Property).

23       **Section 2. Owner and Applicant Description.** The Subject  
24 Property is owned by McKenzie Property Management, Inc. The applicant  
25 is Paul M. Harden, Esq., 501 Riverside Avenue, Suite 901, Jacksonville,  
26 Florida 32202; (904) 396-5731.

27       **Section 3. Property Rezoned.** The Subject Property, pursuant  
28 to adopted companion Large-Scale land use amendment application L-5343-  
29 18A, is hereby rezoned and reclassified from Residential Low Density-60  
30 (RLD-60) District to Industrial Light (IL) District.

31       **Section 4. Disclaimer.** The rezoning granted herein shall not

1 be construed as an exemption from any other applicable local, state, or  
2 federal laws, regulations, requirements, permits or approvals. All  
3 other applicable local, state or federal permits or approvals shall be  
4 obtained before commencement of the development or use and issuance of  
5 this rezoning is based upon acknowledgement, representation and  
6 confirmation made by the applicant(s), owner(s), developer(s) and/or  
7 any authorized agent(s) or designee(s) that the subject business,  
8 development and/or use will be operated in strict compliance with all  
9 laws. Issuance of this rezoning does not approve, promote or condone  
10 any practice or act that is prohibited or restricted by any federal,  
11 state or local laws.

12       **Section 5. Contingency.** This rezoning shall not become  
13 effective until 31 days after adoption of the companion Large-Scale  
14 land use amendment unless challenged by the state land planning agency;  
15 and further provided that if the companion Large-Scale land use  
16 amendment is challenged by the state land planning agency, this  
17 rezoning shall not become effective until the state land planning  
18 agency or the Administration Commission issues a final order  
19 determining the companion Large-Scale land use amendment is in  
20 compliance with Chapter 163, *Florida Statutes*.

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

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26 Form Approved:

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28           /s/ Shannon K. Eller          

29 Office of General Counsel

30 Legislation Prepared By: Connie Patterson

31 GC-#1291226-v1-Z-2137\_LS\_ADP\_COMP\_REZ