

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-668-E**

5 AN ORDINANCE REZONING APPROXIMATELY 46.26± ACRES  
6 LOCATED IN COUNCIL DISTRICT 13 AT 0 ATLANTIC  
7 BLVD., BETWEEN SAN PABLO ROAD AND THE  
8 INTERCOASTAL WATERWAY (R.E. NO(S). 167140-0200),  
9 OWNED BY BOARD OF TRUSTEES OF THE INTERNAL  
10 IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA,  
11 AS DESCRIBED HEREIN, FROM RESIDENTIAL RURAL-ACRE  
12 (RR-ACRE) DISTRICT AND PLANNED UNIT DEVELOPMENT  
13 (PUD) DISTRICT TO CONSERVATION (CSV) DISTRICT,  
14 AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE,  
15 PURSUANT TO FUTURE LAND USE MAP SERIES  
16 SMALL-SCALE AMENDMENT APPLICATION NUMBER  
17 L-5974-24C; PROVIDING A DISCLAIMER THAT THE  
18 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
19 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
20 PROVIDING AN EFFECTIVE DATE.  
21

22 **WHEREAS**, the City of Jacksonville adopted a Small-Scale  
23 Amendment to the *2045 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-5974-24C; and

27 **WHEREAS**, in order to ensure consistency of zoning district  
28 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale  
29 Amendment L-5974-24C, an application to rezone and reclassify from  
30 Residential Rural-Acre (RR-Acre) District and Planned Unit  
31 Development (PUD (District) to Conservation (CSV) District was filed

1 by the City of Jacksonville, on behalf of the owner of approximately  
2 46.26± acres of certain real property in Council District 13, as more  
3 particularly described in Section 1; and

4 **WHEREAS,** the Planning and Development Department, in order to  
5 ensure consistency of this zoning district with the *2045 Comprehensive*  
6 *Plan*, has considered the rezoning and has rendered an advisory  
7 opinion; and

8 **WHEREAS,** the Planning Commission has considered the  
9 application and has rendered an advisory opinion; and

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

13 **WHEREAS,** the City Council, after due notice, held a public  
14 hearing, and taking into consideration the above recommendations as  
15 well as all oral and written comments received during the public  
16 hearings, the Council finds that such rezoning is consistent with the  
17 *2045 Comprehensive Plan* adopted under the comprehensive planning  
18 ordinance for future development of the City of Jacksonville; now  
19 therefore

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

21 **Section 1. Subject Property Location and Description.** The  
22 approximately 46.26± acres are located in Council District 13 at 0  
23 Atlantic Blvd., between San Pablo Road and the intercoastal waterway  
24 (R.E. No(s). 167140-0200), as more particularly described in **Exhibit**  
25 **1**, dated August 9, 2024, and graphically depicted in **Exhibit 2**, both  
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 Board of Trustees of the Internal Improvement  
30 Trust Fund of the State of Florida. The applicant is the City of  
31 Jacksonville, 214 N. Hogan Street, Suite 300, Jacksonville, Florida,

1 32202; (904) 255-7800.

2           **Section 3. Property Rezoned.**       The Subject Property,  
3 pursuant to adopted companion Small-Scale Amendment Application  
4 L-5974-24C, is hereby rezoned and reclassified from Residential  
5 Rural-Acre (RR-Acre) District and Planned Unit Development (PUD)  
6 District to Conservation (CSV) District.

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

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

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

1 Form Approved:

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3           /s/ Dylan Reingold          

4 Office of General Counsel

5 Legislation Prepared By: Bruce Lewis

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