

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-21-E**

5 AN ORDINANCE APPROVING APPLICATION FOR ZONING  
6 EXCEPTION E-23-88 FOR PROPERTY LOCATED IN  
7 COUNCIL DISTRICT 2 AT 0 LANIER ROAD, 13333  
8 LANIER ROAD AND 13401 LANIER ROAD, BETWEEN ELMAR  
9 ROAD AND KITLER ROAD (R.E. NOS. 106445-0000,  
10 106446-0010 AND 106446-0050), AS DESCRIBED  
11 HEREIN, OWNED BY THE SCHOOL BOARD OF DUVAL  
12 COUNTY, FLORIDA, REQUESTING A GOVERNMENT USE  
13 STRUCTURE CONTAINING MORE THAN 40,000 SQUARE  
14 FEET, IN CURRENT ZONING DISTRICTS RESIDENTIAL  
15 LOW DENSITY-100A (RLD-100A), PUBLIC BUILDINGS  
16 AND FACILITIES-1 (PBF-1) AND PLANNED UNIT  
17 DEVELOPMENT (PUD) (2006-369-E) (PROPOSED ZONING  
18 DISTRICT PUBLIC BUILDINGS AND FACILITIES-1  
19 (PBF-1), AS DEFINED AND CLASSIFIED UNDER THE  
20 ZONING CODE; ADOPTING RECOMMENDED FINDINGS AND  
21 CONCLUSIONS OF THE LAND USE AND ZONING  
22 COMMITTEE; PROVIDING FOR DISTRIBUTION;  
23 PROVIDING AN EFFECTIVE DATE.

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25 **WHEREAS,** an application for a zoning exception, **On File** with  
26 the City Council Legislative Services Division, was filed by William  
27 Gallup on behalf of the owner of property located in Council District  
28 2 at 0 Lanier Road, 13333 Lanier Road and 13401 Lanier Road, between  
29 Elmar Road and Kitler Road (R.E. Nos. 106445-0000, 106446-0010 and  
30 106446-0050) (the "Subject Property"), requesting a government use  
31 structure containing more than 40,000 square feet, in current Zoning

1 Districts Residential Low Density-100A (RLD-100A), Public Buildings  
2 and Facilities-1 (PBF-1) and Planned Unit Development (PUD)  
3 (2006-369-E) (proposed Zoning District Public Buildings and  
4 Facilities-1 (PBF-1); and

5 **WHEREAS**, the Planning and Development Department has  
6 considered the application and all attachments thereto and has  
7 rendered an advisory recommendation; and

8 **WHEREAS**, the Land Use and Zoning Committee, after due notice,  
9 held a public hearing and having duly considered both the testimonial  
10 and documentary evidence presented at the public hearing, has made  
11 its recommendation to the Council; now therefore

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

13 **Section 1. Adoption of Findings and Conclusions.** The  
14 Council has considered the recommendation of the Land Use and Zoning  
15 Committee and reviewed the Staff Report of the Planning and  
16 Development Department concerning application for zoning exception  
17 E-23-88. Based upon the competent, substantial evidence contained in  
18 the record, the Council hereby determines that the requested zoning  
19 exception meets each of the following criteria required to grant the  
20 request pursuant to Section 656.131(c), *Ordinance Code*, as  
21 specifically identified in the Staff Report of the Planning and  
22 Development Department:

23 (1) Will be consistent with the Comprehensive Plan, including  
24 any subsequent plan adopted by the Council pursuant thereto;

25 (2) Will be compatible with the existing contiguous uses or  
26 zoning and compatible with the general character of the area,  
27 considering population density, design, scale and orientation of  
28 structures to the area, property values, and existing similar uses  
29 or zoning;

30 (3) Will not have an environmental impact inconsistent with the  
31 health, safety and welfare of the community;

1 (4) Will not have a detrimental effect on vehicular or pedestrian  
2 traffic, or parking conditions, and will not result in the generation  
3 or creation of traffic inconsistent with the health, safety and  
4 welfare of the community;

5 (5) Will not have a detrimental effect on the future development  
6 of contiguous properties or the general area, according to the  
7 Comprehensive Plan, including any subsequent amendment to the plan  
8 adopted by the Council;

9 (6) Will not result in the creation of objectionable or  
10 excessive noise, lights, vibrations, fumes, odors, dust or physical  
11 activities, taking into account existing uses or zoning in the  
12 vicinity;

13 (7) Will not overburden existing public services and facilities;

14 (8) Will be sufficiently accessible to permit entry onto the  
15 property by fire, police, rescue and other services; and

16 (9) Will be consistent with the definition of a zoning  
17 exception, and will meet the standards and criteria of the zoning  
18 classification in which such use is proposed to be located, and all  
19 other requirements for such particular use set forth elsewhere in the  
20 Zoning Code, or otherwise adopted by the Planning Commission or  
21 Council.

22 Therefore, zoning exception application E-23-88 is hereby  
23 approved.

24 **Section 2. Owner and Description.** The Subject Property is  
25 owned by The School Board of Duval County, Florida, and is described  
26 in **Exhibit 1**, dated October 27, 2023, and graphically depicted in  
27 **Exhibit 2**, both attached hereto. The applicant is William Gallup,  
28 1701 Prudential Drive, Jacksonville, Florida 32207; (904) 390-2358.

29 **Section 3. Distribution by Legislative Services.**  
30 Legislative Services is hereby directed to mail a copy of this  
31 legislation, as enacted, to the applicant and any other parties to

1 this matter who testified before the Land Use and Zoning Committee  
2 or otherwise filed a qualifying written statement as defined in  
3 Section 656.140(c), *Ordinance Code*.

4       **Section 4.       Effective Date.** The enactment of this Ordinance  
5 shall be deemed to constitute a quasi-judicial action of the City  
6 Council and shall become effective upon signature by the Council  
7 President and Council Secretary. Failure to exercise the zoning  
8 exception, if herein granted, by the commencement of the use or action  
9 herein approved within one (1) year of the effective date of this  
10 legislation shall render this zoning exception invalid and all rights  
11 arising therefrom shall terminate.

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13 Form Approved:

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15           /s/ Jason Teal          

16 Office of General Counsel

17 Legislation Prepared By: Caroline Fulton

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