

1 Introduced by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2023-367-E**

5 AN ORDINANCE REZONING APPROXIMATELY 7.54± ACRES
6 LOCATED IN COUNCIL DISTRICT 5 AT 0 CLYDO ROAD, 0
7 TABERNACLE PLACE SOUTH AND 2546 TABERNACLE PLACE
8 SOUTH, BETWEEN CLYDO ROAD AND TABERNACLE PLACE
9 SOUTH (R.E. NOS. 147279-0000, 147280-0010 AND
10 147280-0025), AS DESCRIBED HEREIN, OWNED BY
11 LARSEN OAKS LLC AND PHOENIX PROPERTY INVESTMENT
12 GROUP, LLC, FROM INDUSTRIAL BUSINESS PARK (IBP)
13 DISTRICT TO INDUSTRIAL LIGHT (IL) DISTRICT, AS
14 DEFINED AND CLASSIFIED UNDER THE ZONING CODE;
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**, Larsen Oaks LLC and Phoenix Property Investment Group,
21 LLC, the owners of approximately 7.54± acres located in Council
22 District 5 at 0 Clydo Road, 0 Tabernacle Place South and 2546
23 Tabernacle Place South, between Clydo Road and Tabernacle Place South
24 (R.E. Nos. 147279-0000, 147280-0010 and 147280-0025), as more
25 particularly described in **Exhibit 1**, dated May 16, 2023, and
26 graphically depicted in **Exhibit 2**, both of which are attached hereto
27 (the "Subject Property"), have applied for a rezoning and
28 reclassification of the Subject Property from Industrial Business
29 Park (IBP) District to Industrial Light (IL) District; and

30 **WHEREAS**, the Planning and Development Department has considered
31 the application and has rendered an advisory recommendation; and

1 **WHEREAS**, the Planning Commission, acting as the local planning
2 agency, has reviewed the application and made an advisory
3 recommendation to the Council; and

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

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

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

15 **Section 1. Property Rezoned.** The Subject Property is
16 hereby rezoned and reclassified from Industrial Business Park (IBP)
17 District to Industrial Light (IL) District, as defined and classified
18 under the Zoning Code, City of Jacksonville, Florida.

19 **Section 2. Owner and Description.** The Subject Property is
20 owned by Larsen Oaks LLC and Phoenix Property Investment Group, LLC
21 and is legally described in **Exhibit 1**, attached hereto. The applicant
22 is Emily Pierce, Esq., 1301 Riverplace Boulevard, Suite 1500,
23 Jacksonville, Florida 32207; (904) 398-3911.

24 **Section 3. Disclaimer.** The rezoning granted herein shall
25 **not** be construed as an exemption from any other applicable local,
26 state, or federal laws, regulations, requirements, permits or
27 approvals. All other applicable local, state or federal permits or
28 approvals shall be obtained before commencement of the development
29 or use and issuance of this rezoning is based upon acknowledgement,
30 representation and confirmation made by the applicant(s), owners(s),
31 developer(s) and/or any authorized agent(s) or designee(s) that the

