

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2026-59

AN ORDINANCE REZONING APPROXIMATELY 0.49± ACRES LOCATED IN COUNCIL DISTRICT 8 AT 0 BALMORAL CIRCLE NORTH, BETWEEN BALMORAL CIRCLE NORTH AND BUSCH DRIVE (R.E. NO(S). 044279-0540), OWNED BY MAGDIEL GONZALEZ AND LIUDMILA BAQUERO, AS DESCRIBED HEREIN, FROM COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1) DISTRICT TO INDUSTRIAL LIGHT (IL) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE, PURSUANT TO FUTURE LAND USE MAP SERIES SMALL-SCALE AMENDMENT APPLICATION NUMBER L-6088-25C; PROVIDING A DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Jacksonville adopted a Small-Scale Amendment to the *2045 Comprehensive Plan* for the purpose of revising portions of the Future Land Use Map series (FLUMs) in order to ensure the accuracy and internal consistency of the plan, pursuant to companion application L-6088-25C; and

WHEREAS, in order to ensure consistency of zoning district with the 2045 *Comprehensive Plan* and the adopted companion Small-Scale Amendment L-6088-25C, an application to rezone and reclassify from Commercial Community/General-1 (CCG-1) District to Industrial Light (IL) District was filed by Magdiel Gonzalez owner of approximately 0.49± acres of certain real property in Council District 8, as more particularly described in Section 1; and

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

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

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

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

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

18 **Section 1. Subject Property Location and Description.** The
19 approximately 0.49± acres are located in Council District 8 at 0
20 Balmoral Circle North, between Balmoral Circle North and Busch Drive
21 (R.E. No(s). 044279-0540), as more particularly described in **Exhibit**
22 **1**, dated November 27, 2025, and graphically depicted in **Exhibit 2**,
23 both of which are attached hereto and incorporated herein by this
24 reference (the "Subject Property").

25 **Section 2. Owner and Applicant Description.** The Subject
26 Property is owned by Magdiel Gonzalez and Liudmila Baquero. The
27 applicant is Magdiel Gonzalez, 551 Balmoral Circle North,
28 Jacksonville, Florida 32218; (786) 602-9282.

29 **Section 3. Property Rezoned.** The Subject Property,
30 pursuant to adopted companion Small-Scale Amendment Application
31 L-6088-25C, is hereby rezoned and reclassified from Commercial

1 Community/General-1 (CCG-1) District to Industrial Light (IL)
2 District.

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

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

23 **Section 6. Effective Date.** The enactment of this Ordinance
24 shall be deemed to constitute a quasi-judicial action of the City
25 Council and shall become effective upon signature by the Council
26 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: Stephen Nagbe

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