

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.

Form Approved:

/s/ Dylan Reingold

Office of General Counsel

Legislation Prepared By: Stephen Nagbe

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