

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2023-298**

5 AN ORDINANCE REZONING APPROXIMATELY 0.47± ACRES  
6 LOCATED IN COUNCIL DISTRICT 6 AT 9528 SHELLIE  
7 ROAD, BETWEEN KEVIN ROAD AND SUNBEAM ROAD (R.E.  
8 NO. 149052-0000), AS DESCRIBED HEREIN, OWNED BY  
9 SATIL S. DIAS AND MONICA DE SOUZA SILVA DIAS,  
10 FROM RESIDENTIAL LOW DENSITY-60 (RLD-60)  
11 DISTRICT TO COMMERCIAL, RESIDENTIAL AND OFFICE  
12 (CRO) DISTRICT, AS DEFINED AND CLASSIFIED UNDER  
13 THE ZONING CODE; PROVIDING A DISCLAIMER THAT THE  
14 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
15 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
16 PROVIDING AN EFFECTIVE DATE.  
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18 **WHEREAS**, Satil S. Dias and Monica De Souza Silva Dias, the owners  
19 of approximately 0.47± acres located in Council District 6 at 9528  
20 Shellie Road, between Kevin Road and Sunbeam Road (R.E. No. 149052-  
21 0000), as more particularly described in **Exhibit 1**, dated February  
22 24, 2023, and graphically depicted in **Exhibit 2**, both of which are  
23 attached hereto (the "Subject Property"), have applied for a rezoning  
24 and reclassification of the Subject Property from Residential Low  
25 Density-60 (RLD-60) District to Commercial, Residential and Office  
26 (CRO) District; and

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

29 **WHEREAS**, the Planning Commission, acting as the local planning  
30 agency, has reviewed the application and made an advisory  
31 recommendation to the Council; and

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

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

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

12           **Section 1.           Property Rezoned.**     The Subject Property is  
13 hereby rezoned and reclassified from Residential Low Density-60 (RLD-  
14 60) District to Commercial, Residential and Office (CRO) District,  
15 as defined and classified under the Zoning Code, City of Jacksonville,  
16 Florida.

17           **Section 2.           Owner and Description.**   The Subject Property is  
18 owned by Satil S. Dias and Monica De Souza Silva Dias and is legally  
19 described in **Exhibit 1**, attached hereto. The applicant is Monica De  
20 Souza Silva Dias, 4427 Black Alder Court, Jacksonville, Florida 32258;  
21 (774) 287-9312.

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

1 promote or condone any practice or act that is prohibited or  
2 restricted by any federal, state or local laws.

3       **Section 4.       Effective Date.** The enactment of this Ordinance  
4 shall be deemed to constitute a quasi-judicial action of the City  
5 Council and shall become effective upon signature by the Council  
6 President and Council Secretary.

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8 Form Approved:

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10                 /s/ Mary E. Staffopoulos          

11 Office of General Counsel

12 Legislation Prepared by: Connor Corrigan

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