

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-857**

5 AN ORDINANCE REZONING APPROXIMATELY 4.04± ACRES
6 LOCATED IN COUNCIL DISTRICT 11 AT 0 NORTH
7 BUSINESS PARK BOULEVARD AND 0 GREENLAND ROAD,
8 BETWEEN BUSINESS PARK BOULEVARD NORTH AND
9 PHILLIPS INDUSTRIAL BOULEVARD EAST (R.E. NOS.
10 167823-0510 AND 167823-0520), AS DESCRIBED
11 HEREIN, OWNED BY J&D INVESTMENTS OF JACKSONVILLE
12 LLC, FROM INDUSTRIAL BUSINESS PARK (IBP) DISTRICT
13 TO INDUSTRIAL LIGHT (IL) DISTRICT, AS DEFINED AND
14 CLASSIFIED UNDER THE ZONING CODE; PROVIDING A
15 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
16 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
17 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
18

19 **WHEREAS**, J&D Investments of Jacksonville LLC, the owner of
20 approximately 4.04± acres located in Council District 11 at 0 North
21 Business Park Boulevard and 0 Greenland Road, between Business Park
22 Boulevard North and Phillips Industrial Boulevard East (R.E. Nos.
23 167823-0510 and 167823-0520), as more particularly described in
24 **Exhibit 1**, dated September 8, 2023, and graphically depicted in
25 **Exhibit 2**, both of which are attached hereto (the "Subject Property"),
26 has applied for a rezoning and reclassification of the Subject
27 Property from Industrial Business Park (IBP) District to Industrial
28 Light (IL) District; and

29 **WHEREAS**, the Planning and Development Department has
30 considered the application and has rendered an advisory
31 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
8 and all other evidence entered into the record and testimony taken
9 at the 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 J&D Investments of Jacksonville LLC, and is legally described
21 in **Exhibit 1**, attached hereto. The applicant is Blair Knighting,
22 12740 Gran Bay Parkway West, Suite 2350, Jacksonville, Florida 32258;
23 (904) 828-3917.

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

1 subject business, development and/or use will be operated in strict
2 compliance with all laws. Issuance of this rezoning does **not** approve,
3 promote or condone any practice or act that is prohibited or
4 restricted by any federal, state or local laws.

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

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10 Form Approved:

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12 /s/ Mary E. Staffopoulos

13 Office of General Counsel

14 Legislation Prepared by: Jacquelyn Williams

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