

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-293**

5 AN ORDINANCE REZONING APPROXIMATELY 2.25± ACRES
6 LOCATED IN COUNCIL DISTRICT 10 AT 0 UNION HEIGHTS
7 ROAD AND 6422 UNION HEIGHTS ROAD, BETWEEN UNION
8 HEIGHTS ROAD AND OLD KINGS ROAD (R.E. NOS.
9 003583-0000, 003585-0000 AND 003591-0000), OWNED
10 BY AH AUTO WORKS, LLC, AS DESCRIBED HEREIN, FROM
11 RESIDENTIAL LOW DENSITY-60 (RLD-60) DISTRICT TO
12 INDUSTRIAL LIGHT (IL) DISTRICT, AS DEFINED AND
13 CLASSIFIED UNDER THE ZONING CODE, PURSUANT TO
14 FUTURE LAND USE MAP SERIES (FLUMS) SMALL-SCALE
15 AMENDMENT APPLICATION NUMBER L-5436-20C;
16 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
17 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
18 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
19 EFFECTIVE DATE.
20

21 **WHEREAS**, the City of Jacksonville adopted a Small-Scale
22 Amendment to the *2030 Comprehensive Plan* for the purpose of revising
23 portions of the Future Land Use Map series (FLUMs) in order to ensure
24 the accuracy and internal consistency of the plan, pursuant to
25 application L-5436-20C and companion land use Ordinance 2020-292; and

26 **WHEREAS**, in order to ensure consistency of zoning district with
27 the *2030 Comprehensive Plan* and the adopted companion Small-Scale
28 Amendment L-5436-20C, an application to rezone and reclassify from
29 Residential Low Density-60 (RLD-60) District to Industrial Light (IL)
30 District was filed by Lyudmyla Hryhorchuk, on behalf of the owner of
31 approximately 2.25± acres of certain real property in Council District

1 10, as more particularly described in Section 1; and

2 **WHEREAS**, the Planning and Development Department, in order to
3 ensure consistency of this zoning district with the *2030 Comprehensive*
4 *Plan*, has considered the rezoning and has rendered an advisory
5 opinion; and

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

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

11 **WHEREAS**, the City Council, after due notice, held a public
12 hearing, and taking into consideration the above recommendations as
13 well as all oral and written comments received during the public
14 hearings, the Council finds that such rezoning is consistent with the
15 *2030 Comprehensive Plan* adopted under the comprehensive planning
16 ordinance for future development of the City of Jacksonville; now,
17 therefore

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

19 **Section 1. Subject Property Location and Description.** The
20 approximately 2.25± acres (R.E. Nos. 003583-0000, 003585-0000 and
21 003591-0000) are located in Council District 10, at 0 Union Heights
22 Road and 6422 Union Heights Road, between Union Heights Road and Old
23 Kings Road, as more particularly described in **Exhibit 1**, dated January
24 8, 2020, and graphically depicted in **Exhibit 2**, both of which are
25 **attached hereto** and incorporated herein by this reference (Subject
26 Property).

27 **Section 2. Owner and Applicant Description.** The Subject
28 Property is owned by AH Auto Works, LLC. The applicant is Lyudmyla
29 Hryhorchuk, 1708 West Road, Jacksonville, Florida 32216; (904) 514-
30 4716.

31 **Section 3. Property Rezoned.** The Subject Property,

1 pursuant to adopted companion Small-Scale Amendment Application L-
2 5436-20C, is hereby rezoned and reclassified from Residential Low
3 Density-60 (RLD-60) District to Industrial Light (IL) District.

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

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

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

28 Form Approved:

29
30 /s/ Shannon K. Eller

31 Office of General Counsel

1 Legislation Prepared By: Erin Abney

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