

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-129**

5 AN ORDINANCE REZONING APPROXIMATELY 59.06±
6 ACRES LOCATED IN COUNCIL DISTRICT 10 AT 0
7 JONES BRANCH BOULEVARD, BETWEEN IMESON ROAD
8 AND INTERSTATE 295 (R.E. NO. 003388-0200)
9 OWNED BY ROBERT'S DIESEL SERVICE, INC., AS
10 DESCRIBED HEREIN, FROM PLANNED UNIT
11 DEVELOPMENT (PUD) DISTRICT (2006-485-E) TO
12 LIGHT INDUSTRIAL (LI) AND CONSERVATION (CSV)
13 DISTRICTS, AS DEFINED AND CLASSIFIED UNDER THE
14 ZONING CODE, PURSUANT TO FUTURE LAND USE MAP
15 SERIES (FLUMS) LARGE-SCALE AMENDMENT
16 APPLICATION NUMBER L-5389-19A; PROVIDING A
17 DISCLAIMER THAT THE REZONING GRANTED HEREIN
18 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM
19 ANY OTHER APPLICABLE LAWS; PROVIDING AN
20 EFFECTIVE DATE.
21

22 **WHEREAS**, the City of Jacksonville adopted a Large-Scale land
23 use amendment to the *2030 Comprehensive Plan* for the purpose of
24 revising portions of the Future Land Use Map series (FLUMs) in
25 order to ensure the accuracy and internal consistency of the plan,
26 pursuant to application L-5389-19A and companion land use Ordinance
27 2020-128; and

28 **WHEREAS**, in order to ensure consistency of zoning district
29 with the *2030 Comprehensive Plan* and the adopted companion Large-
30 Scale land use amendment L-5389-19A, an application to rezone and
31 reclassify from Planned Unit Development (PUD) District (2006-485-

1 E) to Light Industrial (LI) and Conservation (CSV) Districts was
2 filed by Robert Taylor, on behalf of Robert's Diesel Service, Inc.,
3 the owner of approximately 59.06± acres of certain real property in
4 Council District 10, as more particularly described in Section 1;
5 and

6 **WHEREAS**, the Planning and Development Department, in order to
7 ensure consistency of this zoning district with the *2030*
8 *Comprehensive Plan*, has considered the rezoning and has rendered an
9 advisory opinion; and

10 **WHEREAS**, the Planning Commission has considered the
11 application and has rendered an advisory opinion; and

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

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

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

23 **Section 1. Subject Property Location and Description.** The
24 approximately 59.06± acres (R.E. No. 003388-0200) are located in
25 Council District 10 at 0 Jones Branch Boulevard, between Imeson
26 Road and Interstate 295, as more particularly described in **Exhibit**
27 **1**, dated August 29, 2019, and graphically depicted in **Exhibit 2**,
28 both of which are **attached hereto** and incorporated herein by this
29 reference (Subject Property).

30 **Section 2. Owner and Applicant Description.** The Subject
31 Property is owned by Robert's Diesel Service, Inc. The applicant

1 is Robert Taylor, 7010 Pritchard Road, Jacksonville, Florida 32219;
2 (904) 483-6175.

3 **Section 3. Property Rezoned.** The Subject Property,
4 pursuant to adopted companion Large-Scale land use amendment
5 application L-5389-19A, is hereby rezoned and reclassified from
6 Planned Unit Development (PUD) District (2006-485-E) to Light
7 Industrial (LI) and Conservation (CSV) Districts.

8 **Section 4. Disclaimer.** The rezoning granted herein shall
9 not be construed as an exemption from any other applicable local,
10 state, or federal laws, regulations, requirements, permits or
11 approvals. All other applicable local, state or federal permits or
12 approvals shall be obtained before commencement of the development
13 or use and issuance of this rezoning is based upon acknowledgement,
14 representation and confirmation made by the applicant(s), owner(s),
15 developer(s) and/or any authorized agent(s) or designee(s) that the
16 subject business, development and/or use will be operated in strict
17 compliance with all laws. Issuance of this rezoning does not
18 approve, promote or condone any practice or act that is prohibited
19 or restricted by any federal, state or local laws.

20 **Section 5. Contingency.** This rezoning shall not become
21 effective until 31 days after adoption of the companion Large-Scale
22 land use amendment unless challenged by the state land planning
23 agency; and further provided that if the companion Large-Scale land
24 use amendment is challenged by the state land planning agency, this
25 rezoning shall not become effective until the state land planning
26 agency or the Administration Commission issues a final order
27 determining the companion Large-Scale land use amendment is in
28 compliance with Chapter 163, *Florida Statutes*.

29 **Section 6. Effective Date.** The enactment of this
30 Ordinance shall be deemed to constitute a quasi-judicial action of
31 the City Council and shall become effective upon signature by the

1 Council President and the Council Secretary.

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3 Form Approved:

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5 /s/ Shannon K. Eller

6 Office of General Counsel

7 Legislation Prepared By: Arimus Wells

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