

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2020-716-E**

5 AN ORDINANCE REZONING APPROXIMATELY 1.0± ACRES  
6 LOCATED IN COUNCIL DISTRICT 7 AT 7641 WOODLEY  
7 ROAD, BETWEEN U.S. HIGHWAY 1 AND WOODLEY ROAD  
8 (R.E. NO. 002520-0020 (PORTION)), OWNED BY  
9 SEASTOP, LLC, AS DESCRIBED HEREIN, FROM  
10 AGRICULTURE (AGR) DISTRICT TO INDUSTRIAL LIGHT  
11 (IL) DISTRICT, AS DEFINED AND CLASSIFIED UNDER  
12 THE ZONING CODE, PURSUANT TO FUTURE LAND USE  
13 MAP SERIES (FLUMS) SMALL-SCALE AMENDMENT  
14 APPLICATION NUMBER L-5485-20C; PROVIDING A  
15 DISCLAIMER THAT THE REZONING GRANTED HEREIN  
16 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
17 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
18 DATE.

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20 **WHEREAS**, the City of Jacksonville adopted a Small-Scale  
21 Amendment to the *2030 Comprehensive Plan* for the purpose of  
22 revising portions of the Future Land Use Map series (FLUMs) in  
23 order to ensure the accuracy and internal consistency of the plan,  
24 pursuant to application L-5485-20C and companion land use Ordinance  
25 2020-715; and

26 **WHEREAS**, in order to ensure consistency of zoning district  
27 with the *2030 Comprehensive Plan* and the adopted companion Small-  
28 Scale Amendment L-5485-20C, an application to rezone and reclassify  
29 from Agriculture (AGR) District to Industrial Light (IL) District  
30 was filed by Danielle Schatz, on behalf of SeaStop, LLC, the owner  
31 of approximately 1.0± acres of certain real property in Council

1 District 7, 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  
4 *Comprehensive Plan*, has considered the rezoning and has rendered an  
5 advisory opinion; and

6 **WHEREAS**, the Planning Commission has considered the  
7 application 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  
15 the 2030 *Comprehensive Plan* adopted under the comprehensive  
16 planning ordinance for future development of the City of  
17 Jacksonville; now, therefore

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

19 **Section 1. Subject Property Location and Description.** The  
20 approximately 1.0± acres (R.E. No. 002520-0020 (portion)) are  
21 located in Council District 7 at 7641 Woodley Road, between U.S.  
22 Highway 1 and Woodley Road, as more particularly described in  
23 **Exhibit 1**, dated October 5, 2020, and graphically depicted in  
24 **Exhibit 2**, both of which are **attached hereto** and incorporated  
25 herein by this reference (Subject Property).

26 **Section 2. Owner and Applicant Description.** The Subject  
27 Property is owned by SeaStop, LLC. The applicant is Danielle  
28 Schatz, 7641 Woodley Road, Jacksonville, Florida 32219; (904) 714-  
29 4454.

30 **Section 3. Property Rezoned.** The Subject Property,  
31 pursuant to adopted companion Small-Scale Amendment Application L-

1 5485-20C, is hereby rezoned and reclassified from Agriculture (AGR)  
2 District to Industrial Light (IL) District.

3 **Section 4. Contingency.** This rezoning shall not become  
4 effective until 31 days after adoption of the companion Small-Scale  
5 Amendment; and further provided that if the companion Small-Scale  
6 Amendment is challenged by the state land planning agency, this  
7 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  
10 with 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  
14 or approvals. All other applicable local, state or federal permits  
15 or approvals shall be obtained before commencement of the  
16 development or use and issuance of this rezoning is based upon  
17 acknowledgement, representation and confirmation made by the  
18 applicant(s), owner(s), developer(s) and/or any authorized agent(s)  
19 or designee(s) that the subject business, development and/or use  
20 will be operated in strict compliance with all laws. Issuance of  
21 this rezoning does not approve, promote or condone any practice or  
22 act that is prohibited or restricted by any federal, state or local  
23 laws.

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

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29 Form Approved:

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31           /s/ Shannon K. Eller

1 Office of General Counsel  
2 Legislation Prepared By: Kaysie Cox  
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