

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-709**

5 AN ORDINANCE REZONING APPROXIMATELY 7.89± ACRES
6 LOCATED IN COUNCIL DISTRICT 10 AT 0 NEW KINGS
7 ROAD, BETWEEN EDGEWOOD AVENUE NORTH AND 45TH
8 STREET WEST (R.E. NO. 029868-0000), AS DESCRIBED
9 HEREIN, OWNED BY HOME OM REAL ESTATE CORPORATION,
10 FROM INDUSTRIAL BUSINESS PARK (IBP) DISTRICT TO
11 INDUSTRIAL LIGHT (IL) DISTRICT, AS DEFINED AND
12 CLASSIFIED UNDER THE ZONING CODE; PROVIDING A
13 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
14 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
15 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
16

17 **WHEREAS**, HOME OM REAL ESTATE CORPORATION, the owner of
18 approximately 7.89± acres located in Council District 10 at 0 New
19 Kings Road, between Edgewood Avenue North and 45th Street West (R.E.
20 No. 029868-0000), as more particularly described in **Exhibit 1**, dated
21 July 7, 2022, and graphically depicted in **Exhibit 2**, both of which
22 are attached hereto (the "Subject Property"), has applied for a
23 rezoning and reclassification of the Subject Property from Industrial
24 Business Park (IBP) District to Industrial Light (IL) District; and

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

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

30 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due
31 notice, held a public hearing and made its recommendation to the

1 Council; and

2 **WHEREAS**, taking into consideration the above recommendations and
3 all other evidence entered into the record and testimony taken at the
4 public hearings, the Council finds that such rezoning: (1) is
5 consistent with the *2030 Comprehensive Plan*; (2) furthers the goals,
6 objectives and policies of the *2030 Comprehensive Plan*; and (3) is
7 not in conflict with any portion of the City's land use regulations;
8 now, therefore

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

10 **Section 1. Property Rezoned.** The Subject Property is
11 hereby rezoned and reclassified from Industrial Business Park (IBP)
12 District to Industrial Light (IL) District, as defined and classified
13 under the Zoning Code, City of Jacksonville, Florida.

14 **Section 2. Owner and Description.** The Subject Property is
15 owned by HOME OM REAL ESTATE CORPORATION, and is described in **Exhibit**
16 **1**, attached hereto. The applicant is Marshall Phillips, Esq., 1301
17 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207; (904)
18 346-5535.

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

31 **Section 4. Effective Date.** The enactment of this Ordinance

1 shall be deemed to constitute a quasi-judicial action of the City
2 Council and shall become effective upon signature by the Council
3 President and Council Secretary.

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5 Form Approved:

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7 /s/ Mary E. Staffopoulos

8 Office of General Counsel

9 Legislation Prepared By: Kaysie Cox

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