

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2023-118**

5 AN ORDINANCE REZONING APPROXIMATELY 2.97± ACRES  
6 LOCATED IN COUNCIL DISTRICT 4 AT 0 SALISBURY  
7 ROAD, BETWEEN SOUTHPOINT PARKWAY AND CORPORATE  
8 CENTER PARKWAY (R.E. NOS. 152850-0000 AND 152850-  
9 0020), OWNED BY ALLIYA MAQSOOD AND NASRULLAH  
10 GHAFOOR, AS DESCRIBED HEREIN, FROM INDUSTRIAL  
11 BUSINESS PARK (IBP) DISTRICT TO RESIDENTIAL HIGH  
12 DENSITY-B (RHD-B) DISTRICT, AS DEFINED AND  
13 CLASSIFIED UNDER THE ZONING CODE, PURSUANT TO  
14 FUTURE LAND USE MAP SERIES SMALL-SCALE AMENDMENT  
15 APPLICATION NUMBER L-5781-22C; PROVIDING A  
16 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL  
17 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
18 APPLICABLE LAWS; PROVIDING AN EFFECTIVE 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 revising  
22 portions of the Future Land Use Map series (FLUMs) in order to ensure  
23 the accuracy and internal consistency of the plan, pursuant to  
24 companion application L-5781-22C; and

25 **WHEREAS**, in order to ensure consistency of zoning district with  
26 the *2030 Comprehensive Plan* and the adopted companion Small-Scale  
27 Amendment L-5781-22C, an application to rezone and reclassify from  
28 Industrial Business Park (IBP) District to Residential High Density-  
29 B (RHD-B) District was filed by Jorge Suazo on behalf of the owners  
30 of approximately 2.97± acres of certain real property in Council  
31 District 4, as more particularly described in Section 1; and

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

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

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

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

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

18           **Section 1.           Subject Property Location and Description.** The  
19 approximately 2.97± acres are located in Council District 4 at 0  
20 Salisbury Road, between Southpoint Parkway and Corporate Center  
21 Parkway (R.E. Nos. 152850-0000 and 152850-0020), as more particularly  
22 described in **Exhibit 1**, dated December 29, 2022, and graphically  
23 depicted in **Exhibit 2**, both of which are attached hereto and  
24 incorporated herein by this reference (the "Subject Property").

25           **Section 2.           Owner and Applicant Description.** The Subject  
26 Property is owned by Alliya Maqsood and Nasrullah Ghafoor. The  
27 applicant is Jorge Suazo, 10435 Midtown Parkway, Unit 413,  
28 Jacksonville, Florida 32246; (904) 386-2800.

29           **Section 3.           Property Rezoned.** The Subject Property,  
30 pursuant to adopted companion Small-Scale Amendment Application L-  
31 5781-22C, is hereby rezoned and reclassified from Industrial Business

1 Park (IBP) District to Residential High Density-B (RHD-B) District.

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

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

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

26 Form Approved:

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28           /s/ Mary E. Staffopoulos          

29 Office of General Counsel

30 Legislation Prepared By: Bruce Lewis

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