

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-724-E**

5 AN ORDINANCE REZONING APPROXIMATELY 1.73±
6 ACRES LOCATED IN COUNCIL DISTRICT 9 AT 0 NEW
7 KINGS ROAD AND 2663 OLD KINGS ROAD, BETWEEN
8 CAPITOLA STREET AND MARTHA STREET (R.E. NOS.
9 048219-0000 AND 048098-0000), AS DESCRIBED
10 HEREIN, OWNED BY JOTNIEL VIQUILLON SABO, FROM
11 RESIDENTIAL LOW DENSITY-60 (RLD-60) DISTRICT
12 TO INDUSTRIAL LIGHT (IL) DISTRICT, AS DEFINED
13 AND CLASSIFIED UNDER THE ZONING CODE;
14 PROVIDING A DISCLAIMER THAT THE REZONING
15 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
16 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
17 PROVIDING AN EFFECTIVE DATE.
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19 **WHEREAS**, Jotniel Viquillon Sabo, the owner of approximately
20 1.73± acres located in Council District 9 at 0 New Kings Road and
21 2663 Old Kings Road, between Capitola Street and Martha Street
22 (R.E. Nos. 048219-0000 and 048098-0000), as more particularly
23 described in **Exhibit 1**, dated November 10, 2020, and graphically
24 depicted in **Exhibit 2**, both of which are **attached hereto** (Subject
25 Property), has applied for a rezoning and reclassification of the
26 Subject Property from Residential Low Density-60 (RLD-60) District
27 to Industrial Light (IL) District; and

28 **WHEREAS**, the Planning and Development Department has
29 considered the application and has rendered an advisory
30 recommendation; and

31 **WHEREAS**, the Planning Commission, acting as the local planning

1 agency, has reviewed the application and made an advisory
2 recommendation to the Council; and

3 **WHEREAS**, the Land Use and Zoning Committee, after due notice
4 and public hearing has made its recommendation to the Council; and

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

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

13 **Section 1. Property Rezoned.** The Subject Property is
14 hereby rezoned and reclassified from Residential Low Density-60
15 (RLD-60) District to Industrial Light (IL) District, as defined and
16 classified under the Zoning Code, City of Jacksonville, Florida.

17 **Section 2. Owner and Description.** The Subject Property
18 is owned by Jotniel Viquillon Sabo, and is described in **Exhibit 1,**
19 **attached hereto.** The applicant is the owner, Jotniel Viquillon
20 Sabo, 11749 Chestnut Oak Drive East, Jacksonville, Florida 32218;
21 (904) 445-0937.

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

