

1 Introduced by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2025-886-E**

5 AN ORDINANCE REZONING APPROXIMATELY 4.28± ACRES
6 LOCATED IN COUNCIL DISTRICT 1 AT 0 TRESCA ROAD,
7 BETWEEN ATLANTIC BOULEVARD AND TRESCA ROAD (R.E.
8 NO(S). 162883-0350, 162883-0006, AND A PORTION
9 OF 162879-2000), OWNED BY IRON FORGE PROPERTY,
10 LLC, AS DESCRIBED HEREIN, FROM PLANNED UNIT
11 DEVELOPMENT (PUD) DISTRICT AND RESIDENTIAL
12 MEDIUM DENSITY-D (RMD-D) DISTRICT TO
13 CONSERVATION (CSV) DISTRICT AND INDUSTRIAL LIGHT
14 (IL) DISTRICT, AS DEFINED AND CLASSIFIED UNDER
15 THE ZONING CODE, PURSUANT TO FUTURE LAND USE MAP
16 SERIES SMALL-SCALE AMENDMENT APPLICATION NUMBER
17 L-6075-25C; PROVIDING A DISCLAIMER THAT THE
18 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
19 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
20 PROVIDING AN EFFECTIVE DATE.
21

22 **WHEREAS**, the City of Jacksonville adopted a Small-Scale
23 Amendment to the *2045 Comprehensive Plan* for the purpose of revising
24 portions of the Future Land Use Map series (FLUMs) in order to ensure
25 the accuracy and internal consistency of the plan, pursuant to
26 companion application L-6075-25C; and

27 **WHEREAS**, in order to ensure consistency of zoning district
28 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale
29 Amendment L-6075-25C, an application to rezone and reclassify from
30 Planned Unit Development (PUD) District and Residential Medium
31 Density-D (RMD-D) District to Conservation (CSV) District and

1 Industrial Light (IL) District was filed by Cyndy Trimmer, Esq. on
2 behalf of the owner of approximately 4.28± acres of certain real
3 property in Council District 1, as more particularly described in
4 Section 1; and

5 **WHEREAS,** the Planning and Development Department, in order to
6 ensure consistency of this zoning district with the *2045 Comprehensive*
7 *Plan*, has considered the rezoning and has rendered an advisory
8 opinion; and

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

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

14 **WHEREAS,** the City Council, after due notice, held a public
15 hearing, and taking into consideration the above recommendations as
16 well as all oral and written comments received during the public
17 hearings, the Council finds that such rezoning is consistent with the
18 *2045 Comprehensive Plan* adopted under the comprehensive planning
19 ordinance for future development of the City of Jacksonville; now
20 therefore

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

22 **Section 1. Subject Property Location and Description.** The
23 approximately 4.28± acres are located in Council District 1 at 0
24 Tresca Road, between Atlantic Boulevard and Tresca Road (R.E. No(s).
25 162883-0350, 162883-0006, and a portion of 162879-2000), as more
26 particularly described in **Exhibit 1**, dated October 13, 2025, and
27 graphically depicted in **Exhibit 2**, both of which are attached hereto
28 and incorporated herein by this reference (the "Subject Property").

29 **Section 2. Owner and Applicant Description.** The Subject
30 Property is owned by Iron Forge Property, LLC. The applicant is Cyndy
31 Trimmer, Esq., 1 Independent Drive, Suite 1200, Jacksonville,

1 Florida, 32202; (904) 807-0185.

2 **Section 3. Property Rezoned.** The Subject Property,
3 pursuant to adopted companion Small-Scale Amendment Application
4 L-6075-25C, is hereby rezoned and reclassified from Planned Unit
5 Development (PUD) District and Residential Medium Density-D (RMD-D)
6 District to Conservation (CSV) District and Industrial Light (IL)
7 District.

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

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

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

1 Form Approved:

2 /s/ Dylan Reingold

3 Office of General Counsel

4 Legislation Prepared By: Erin Abney

5 GC-#1722843-v1-2025-886_(Z-6548)_.docx