

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

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 MAP
13 SERIES (FLUMS) SMALL-SCALE AMENDMENT APPLICATION
14 NUMBER L-5485-20C; PROVIDING A DISCLAIMER THAT
15 THE REZONING GRANTED HEREIN SHALL NOT BE
16 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
17 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
18

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

24 **WHEREAS**, in order to ensure consistency of zoning district with
25 the *2030 Comprehensive Plan* and the adopted companion Small-Scale
26 Amendment L-5485-20C, an application to rezone and reclassify from
27 Agriculture (AGR) District to Industrial Light (IL) District was
28 filed by Danielle Schatz, on behalf of SeaStop, LLC, the owner of
29 approximately 1.0± acres of certain real property in Council District
30 7, as more particularly described in Section 1; and

31 **WHEREAS**, the Planning and Development Department, in order to

1 ensure consistency of this zoning district with the *2030 Comprehensive*
2 *Plan*, has considered the rezoning and has rendered an advisory
3 opinion; and

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

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

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

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

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

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

27 **Section 3. Property Rezoned.** The Subject Property,
28 pursuant to adopted companion Small-Scale Amendment Application L-
29 5485-20C, is hereby rezoned and reclassified from Agriculture (AGR)
30 District to Industrial Light (IL) District.

31 **Section 4. Contingency.** This rezoning shall not become

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

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

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

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25 Form Approved:

26
27 /s/ Shannon K. Eller

28 Office of General Counsel

29 Legislation Prepared By: Kaysie Cox

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