

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-131-E**

5 AN ORDINANCE REZONING APPROXIMATELY 36.35±
6 ACRES LOCATED IN COUNCIL DISTRICT 2 AT 0 NEW
7 BERLIN ROAD, BETWEEN RINGNECK DRIVE AND ISLAND
8 DRIVE (R.E. NOS. 108433-0000 AND 108433-0200)
9 OWNED BY JACKSONVILLE SISTERS, LLC, AND ST.
10 JOHNS RIVER PARTNERS, LLC, AS DESCRIBED
11 HEREIN, FROM AGRICULTURE (AGR) DISTRICT TO
12 INDUSTRIAL LIGHT (IL) DISTRICT, AS DEFINED AND
13 CLASSIFIED UNDER THE ZONING CODE, PURSUANT TO
14 FUTURE LAND USE MAP SERIES (FLUMS) LARGE-SCALE
15 AMENDMENT APPLICATION NUMBER L-5386-19A;
16 PROVIDING A DISCLAIMER THAT THE REZONING
17 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
18 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
19 PROVIDING AN EFFECTIVE DATE.
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21 **WHEREAS**, the City of Jacksonville adopted a Large-Scale land
22 use amendment to the *2030 Comprehensive Plan* for the purpose of
23 revising portions of the Future Land Use Map series (FLUMs) in
24 order to ensure the accuracy and internal consistency of the plan,
25 pursuant to application L-5386-19A and companion land use Ordinance
26 2020-130; and

27 **WHEREAS**, in order to ensure consistency of zoning district
28 with the *2030 Comprehensive Plan* and the adopted companion Large-
29 Scale land use amendment L-5386-19A, an application to rezone and
30 reclassify from Agriculture (AGR) District to Industrial Light (IL)
31 District was filed by Curtis Hart, on behalf of Jacksonville

1 Sisters, LLC, and St. Johns River Partners, LLC, the owners of
2 approximately 36.35± acres of certain real property in Council
3 District 2, as more particularly described in Section 1; and

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

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

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

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

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

21 **Section 1. Subject Property Location and Description.** The
22 approximately 36.35± acres (R.E. Nos. 108433-0000 and 108433-0200)
23 are located in Council District 2 at 0 New Berlin Road, between
24 Ringneck Drive and Island Drive, as more particularly described in
25 **Exhibit 1**, dated June 17, 2019, and graphically depicted in **Exhibit**
26 **2**, both of which are **attached hereto** and incorporated herein by
27 this reference (Subject Property).

28 **Section 2. Owner and Applicant Description.** The Subject
29 Property is owned by Jacksonville Sisters, LLC, and St. Johns River
30 Partners, LLC. The applicant is Curtis Hart, 8051 Tara Lane,
31 Jacksonville, Florida 32216; (904) 993-5008.

1 **Section 3. Property Rezoned.** The Subject Property,
2 pursuant to adopted companion Large-Scale land use amendment
3 application L-5386-19A, is hereby rezoned and reclassified from
4 Agriculture (AGR) District to Industrial Light (IL) District.

5 **Section 4. Disclaimer.** The rezoning granted herein shall
6 not be construed as an exemption from any other applicable local,
7 state, or federal laws, regulations, requirements, permits or
8 approvals. All other applicable local, state or federal permits or
9 approvals shall be obtained before commencement of the development
10 or use and issuance of this rezoning is based upon acknowledgement,
11 representation and confirmation made by the applicant(s), owner(s),
12 developer(s) and/or any authorized agent(s) or designee(s) that the
13 subject business, development and/or use will be operated in strict
14 compliance with all laws. Issuance of this rezoning does not
15 approve, promote or condone any practice or act that is prohibited
16 or restricted by any federal, state or local laws.

17 **Section 5. Contingency.** This rezoning shall not become
18 effective until 31 days after adoption of the companion Large-Scale
19 land use amendment unless challenged by the state land planning
20 agency; and further provided that if the companion Large-Scale land
21 use amendment is challenged by the state land planning agency, this
22 rezoning shall not become effective until the state land planning
23 agency or the Administration Commission issues a final order
24 determining the companion Large-Scale land use amendment is in
25 compliance with Chapter 163, *Florida Statutes*.

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

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3 /s/ Shannon K. Eller

4 Office of General Counsel

5 Legislation Prepared By: Connie Quinto

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