

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2023-367**

5 AN ORDINANCE REZONING APPROXIMATELY 7.54± ACRES  
6 LOCATED IN COUNCIL DISTRICT 5 AT 0 CLYDO ROAD, 0  
7 TABERNACLE PLACE SOUTH AND 2546 TABERNACLE PLACE  
8 SOUTH, BETWEEN CLYDO ROAD AND TABERNACLE PLACE  
9 SOUTH (R.E. NOS. 147279-0000, 147280-0010 AND  
10 147280-0025), AS DESCRIBED HEREIN, OWNED BY  
11 LARSEN OAKS LLC AND PHOENIX PROPERTY INVESTMENT  
12 GROUP, LLC, FROM INDUSTRIAL BUSINESS PARK (IBP)  
13 DISTRICT TO INDUSTRIAL LIGHT (IL) DISTRICT, AS  
14 DEFINED AND CLASSIFIED UNDER THE ZONING CODE;  
15 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
16 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
17 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
18 EFFECTIVE DATE.  
19

20 **WHEREAS**, Larsen Oaks LLC and Phoenix Property Investment Group,  
21 LLC, the owners of approximately 7.54± acres located in Council  
22 District 5 at 0 Clydo Road, 0 Tabernacle Place South and 2546  
23 Tabernacle Place South, between Clydo Road and Tabernacle Place South  
24 (R.E. Nos. 147279-0000, 147280-0010 and 147280-0025), as more  
25 particularly described in **Exhibit 1**, dated May 16, 2023, and  
26 graphically depicted in **Exhibit 2**, both of which are attached hereto  
27 (the "Subject Property"), have applied for a rezoning and  
28 reclassification of the Subject Property from Industrial Business  
29 Park (IBP) District to Industrial Light (IL) District; and

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

1           **WHEREAS**, the Planning Commission, acting as the local planning  
2 agency, has reviewed the application and made an advisory  
3 recommendation to the Council; and

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

7           **WHEREAS**, taking into consideration the above recommendations and  
8 all other evidence entered into the record and testimony taken at the  
9 public hearings, the Council finds that such rezoning: (1) is  
10 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,  
11 objectives and policies of the *2045 Comprehensive Plan*; and (3) is  
12 not in conflict with any portion of the City's land use regulations;  
13 now, therefore

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

15           **Section 1.           Property Rezoned.**     The Subject Property is  
16 hereby rezoned and reclassified from Industrial Business Park (IBP)  
17 District to Industrial Light (IL) District, as defined and classified  
18 under the Zoning Code, City of Jacksonville, Florida.

19           **Section 2.           Owner and Description.**   The Subject Property is  
20 owned by Larsen Oaks LLC and Phoenix Property Investment Group, LLC  
21 and is legally described in **Exhibit 1**, attached hereto. The applicant  
22 is Emily Pierce, Esq., 1301 Riverplace Boulevard, Suite 1500,  
23 Jacksonville, Florida 32207; (904) 398-3911.

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

