

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2024-20**

5 AN ORDINANCE REZONING APPROXIMATELY 2.94± ACRES
6 LOCATED IN COUNCIL DISTRICT 2 AT 13401 LANIER
7 ROAD, BETWEEN ELMAR ROAD AND KITLER ROAD (R.E.
8 NO. 106446-0010), AS DESCRIBED HEREIN, OWNED BY
9 THE SCHOOL BOARD OF DUVAL COUNTY, FLORIDA, FROM
10 RESIDENTIAL LOW DENSITY-100A (RLD-100A) DISTRICT
11 AND PLANNED UNIT DEVELOPMENT (PUD) DISTRICT
12 (2006-369-E) TO PUBLIC BUILDINGS AND
13 FACILITIES-1 (PBF-1) DISTRICT, AS DEFINED AND
14 CLASSIFIED UNDER THE ZONING CODE; PROVIDING A
15 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
16 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
17 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
18

19 **WHEREAS**, The School Board of Duval County, Florida, the owner
20 of approximately 2.94± acres located in Council District 2 at 13401
21 Lanier Road, between Elmar Road and Kitler Road (R.E. No.
22 106446-0010), as more particularly described in **Exhibit 1**, dated
23 October 19, 2023, and graphically depicted in **Exhibit 2**, both of
24 which are attached hereto (the "Subject Property"), has applied for
25 a rezoning and reclassification of the Subject Property from
26 Residential Low Density-100A (RLD-100A) District and Planned Unit
27 Development (PUD) District (2006-369-E) to Public Buildings and
28 Facilities-1 (PBF-1) District; and

29 **WHEREAS**, the Planning and Development Department has
30 considered the application and has rendered an advisory
31 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
8 and all other evidence entered into the record and testimony taken
9 at the 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 Residential Low Density-100A
17 (RLD-100A) District and Planned Unit Development (PUD) District
18 (2006-369-E) to Public Buildings and Facilities-1 (PBF-1) District,
19 as defined and classified under the Zoning Code, City of Jacksonville,
20 Florida.

21 **Section 2. Owner and Description.** The Subject Property is
22 owned by The School Board of Duval County, Florida, and is legally
23 described in **Exhibit 1**, attached hereto. The applicant is William
24 Gallup, 1701 Prudential Drive, Jacksonville, Florida 32207; (904)
25 390-2358.

26 **Section 3. Disclaimer.** The rezoning granted herein shall
27 **not** be construed as an exemption from any other applicable local,
28 state, or federal laws, regulations, requirements, permits or
29 approvals. All other applicable local, state or federal permits or
30 approvals shall be obtained before commencement of the development
31 or use and issuance of this rezoning is based upon acknowledgement,

1 representation and confirmation made by the applicant(s), owners(s),
2 developer(s) and/or any authorized agent(s) or designee(s) that the
3 subject business, development and/or use will be operated in strict
4 compliance with all laws. Issuance of this rezoning does **not** approve,
5 promote or condone any practice or act that is prohibited or
6 restricted by any federal, state or local laws.

7 **Section 4. Effective Date.** The enactment of this Ordinance
8 shall be deemed to constitute a quasi-judicial action of the City
9 Council and shall become effective upon signature by the Council
10 President and Council Secretary.

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12 Form Approved:

13
14 /s/ Jason Teal

15 Office of General Counsel

16 Legislation Prepared by: Caroline Fulton

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