

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2022-351-E**

5 AN ORDINANCE REZONING APPROXIMATELY 2.24± ACRES  
6 LOCATED IN COUNCIL DISTRICT 10 AT 0 OLD KINGS  
7 ROAD, BETWEEN SOUDEL DRIVE AND MILLWRIGHT COURT  
8 (R.E. NO. 003459-0300), OWNED BY NATIONWIDE TRUCK  
9 LINE, INC., AS DESCRIBED HEREIN, FROM RESIDENTIAL  
10 RURAL-ACRE (RR-ACRE) DISTRICT TO INDUSTRIAL  
11 LIGHT (IL) DISTRICT, AS DEFINED AND CLASSIFIED  
12 UNDER THE ZONING CODE, PURSUANT TO FUTURE LAND  
13 USE MAP SERIES (FLUMS) SMALL-SCALE AMENDMENT  
14 APPLICATION NUMBER L-5693-22C; 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.  
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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 companion application L-5693-22C; 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-5693-22C, an application to rezone and reclassify from  
27 Residential Rural-Acre (RR-Acre) District to Industrial Light (IL)  
28 District was filed by James Pearce, Esq., on behalf of the owner of  
29 approximately 2.24± acres of certain real property in Council District  
30 10, as more particularly described in Section 1; and

31 **WHEREAS**, the Planning and Development Department, in order to  
32 ensure consistency of this zoning district with the *2030 Comprehensive*

1 Plan, has considered the rezoning and has rendered an advisory  
2 opinion; and

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

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

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

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

16 **Section 1. Subject Property Location and Description.** The  
17 approximately 2.24± acres are located in Council District 10 at 0 Old  
18 Kings Road, between Soutel Drive and Millwright Court (R.E. No.  
19 003459-0300), as more particularly described in **Exhibit 1**, dated  
20 April 19, 2022, and graphically depicted in **Exhibit 2**, both of which  
21 are **attached hereto** and incorporated herein by this reference (the  
22 "Subject Property").

23 **Section 2. Owner and Applicant Description.** The Subject  
24 Property is owned by Nationwide Truck Line, Inc. The applicant is  
25 James Pearce, Esq., 7220 Financial Way, Jacksonville, Florida 32256;  
26 (904) 367-2321.

27 **Section 3. Property Rezoned.** The Subject Property,  
28 pursuant to adopted companion Small-Scale Amendment Application L-  
29 5693-22C, is hereby rezoned and reclassified from Residential Rural-  
30 Acre (RR-Acre) District to Industrial Light (IL) District.

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

1 effective until thirty-one (31) days after adoption of the companion  
2 Small-Scale Amendment; and further provided that if the companion  
3 Small-Scale Amendment is challenged by the state land planning agency,  
4 this 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:

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27           /s/ Mary E. Staffopoulos          

28 Office of General Counsel

29 Legislation Prepared By: Connor Corrigan

30 GC-#1496074-v1-2022-351 (Z-4159)