

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2020-655-E**

5 AN ORDINANCE DENYING REZONING APPROXIMATELY  
6 0.715± OF AN ACRE LOCATED IN COUNCIL DISTRICT 8  
7 AT 0 ARMCO STREET AND 0 OLD KINGS ROAD, BETWEEN  
8 PARAGON STREET AND ARMCO STREET (R.E. NOS.  
9 003113-0010, 003115-0100 AND 003118-0010), OWNED  
10 BY GINA T. BRADLEY, AS DESCRIBED HEREIN, FROM  
11 RESIDENTIAL LOW DENSITY-60 (RLD-60) 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) SMALL-SCALE  
15 AMENDMENT APPLICATION NUMBER L-5475-20C;  
16 PROVIDING AN EFFECTIVE DATE.  
17

18 **WHEREAS**, in order to ensure consistency of zoning district with  
19 the *2030 Comprehensive Plan* and the proposed companion Small-Scale  
20 Amendment L-5475-20C, an application to rezone and reclassify from  
21 Residential Low Density-60 (RLD-60) District to Industrial Light (IL)  
22 District was filed by Gina T. Bradley, the owner of approximately  
23 0.715± of an acre of certain real property in Council District 8, as  
24 more particularly described in Section 1; and

25 **WHEREAS**, the Planning and Development Department, in order to  
26 ensure consistency of this zoning district with the *2030 Comprehensive*  
27 *Plan*, has considered the rezoning and has rendered an advisory  
28 opinion; and

29 **WHEREAS**, the Planning Commission has considered the application  
30 and has rendered an advisory opinion; and

31 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due

1 notice, held a public hearing and made its recommendation to the  
2 Council; and

3 **WHEREAS**, the City Council, after due notice, held a public  
4 hearing, and taking into consideration the above recommendations as  
5 well as all oral and written comments received during the public  
6 hearings, the Council finds that such rezoning is not consistent with  
7 the *2030 Comprehensive Plan* adopted under the comprehensive planning  
8 ordinance for future development of the City of Jacksonville; now,  
9 therefore

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

11 **Section 1. Subject Property Location and Description.** The  
12 approximately 0.715± of an acre (R.E. Nos. 003113-0010, 003115-0100  
13 and 003118-0010) is located in Council District 8 at 0 Armco Street  
14 and 0 Old Kings Road, between Paragon Street and Armco Street, as  
15 more particularly described in **Exhibit 1**, dated September 3, 2020,  
16 and graphically depicted in **Exhibit 2**, both of which are **attached**  
17 **hereto** and incorporated herein by this reference (Subject Property).

18 **Section 2. Owner and Applicant Description.** The Subject  
19 Property is owned by Gina T. Bradley. The applicant is the owner,  
20 Gina T. Bradley, 5810 Stuart Avenue, Jacksonville, Florida 32254;  
21 (904) 335-8711.

22 **Section 3. Rezoning Denied.** Based on the competent  
23 substantial evidence in the record, including the findings and  
24 conclusions of the Land Use and Zoning Committee, the Council hereby  
25 finds:

26 (1) This Ordinance shall serve as written notice to the  
27 property owner, Gina T. Bradley.

28 (2) The Council adopts the findings and conclusions in the  
29 record of the Land Use and Zoning Committee meeting held on December  
30 1, 2020.

31 (3) The application for rezoning and reclassification of the

1 Subject Property from Residential Low Density-60 (RLD-60) District  
2 to Industrial Light (IL) District does not meet the criteria for  
3 rezoning in Section 656.125, *Ordinance Code*, and maintaining the  
4 current zoning district accomplishes a legitimate public purpose, as  
5 defined in Section 656.125, *Ordinance Code*.

6 Therefore, the application to rezone and reclassify the Subject  
7 Property from Residential Low Density-60 (RLD-60) District to  
8 Industrial Light (IL) District is hereby **denied**.

9 **Section 4. Notice.** Legislative Services is hereby  
10 directed to mail a certified copy of this Ordinance, as enacted, to  
11 the owner(s) listed in the rezoning application in the Legislative  
12 Services file, and any other person who testified before the City  
13 Council or the Land Use and Zoning Committee.

14 **Section 5. Effective Date.** The enactment of this Ordinance  
15 shall be deemed to constitute a quasi-judicial action of the City  
16 Council and shall become effective upon signature by the Council  
17 President and the Council Secretary.

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19 Form Approved:

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21           /s/ Shannon K. Eller          

22 Office of General Counsel

23 Legislation Prepared By: Erin Abney

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