

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-371**

5 AN ORDINANCE REZONING APPROXIMATELY 3.19± ACRES
6 LOCATED IN COUNCIL DISTRICT 8 AT 0 DUNDAS DRIVE,
7 BETWEEN DUNN AVENUE AND BUSCH DRIVE (R.E. NOS.
8 044279-1010), AS DESCRIBED HEREIN, OWNED BY
9 REMAN-NORTHSIDE, LLC, FROM INDUSTRIAL BUSINESS
10 PARK (IBP) DISTRICT TO INDUSTRIAL LIGHT (IL)
11 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
12 ZONING CODE, PURSUANT TO FUTURE LAND USE MAP
13 SERIES SMALL-SCALE AMENDMENT APPLICATION NUMBER
14 L-6107-26-C; PROVIDING A DISCLAIMER THAT THE
15 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
16 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
17 PROVIDING AN EFFECTIVE DATE.
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19 **WHEREAS**, the City of Jacksonville adopted a Small-Scale
20 Amendment to the *2045 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-6107-26C; and

24 **WHEREAS**, in order to ensure consistency of zoning district
25 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale
26 Amendment L-6107-26C, an application to rezone and reclassify from
27 Industrial Business Park (IBP) District to Industrial Light (IL)
28 District was filed by folks Huxford, on behalf of Reman-Northside,
29 LLC, on approximately 3.19± acres of certain real property in Council
30 District 8, as more particularly described in Section 1; and
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1 **WHEREAS,** the Planning and Development Department, in order to
2 ensure consistency of this zoning district with the *2045 Comprehensive*
3 *Plan*, has considered the rezoning and has rendered an advisory
4 opinion; and

5 **WHEREAS,** the Planning Commission has considered the
6 application and has rendered an advisory opinion; and

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

10 **WHEREAS,** the City Council, after due notice, held a public
11 hearing, and taking into consideration the above recommendations as
12 well as all oral and written comments received during the public
13 hearings, the Council finds that such rezoning is consistent with the
14 *2045 Comprehensive Plan* adopted under the comprehensive planning
15 ordinance for future development of the City of Jacksonville; now
16 therefore

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

18 **Section 1. Subject Property Location and Description.** The
19 approximately 3.19± acres are located in Council District 8 at 0
20 Dundas Drive, between Dunn Avenue and Busch Drive (R.E. No(s). 044279-
21 1010), as more particularly described in **Exhibit 1**, dated March 6,
22 2026, and graphically depicted in **Exhibit 2**, both of which are
23 attached hereto and incorporated herein by this reference (the
24 "Subject Property").

25 **Section 2. Owner and Applicant Description.** The
26 Subject Property is owned by Reman-Northside, LLC. The applicant is
27 Folks Huxford, 10230 Manorville Drive, Jacksonville, Florida, 32221;
28 (904) 707-2571; folkshuxfordllc@gmail.com.

29 **Section 3. Property Rezoned.** The Subject Property,
30 pursuant to adopted companion Small-Scale Amendment Application
31 L-6107-26C, is hereby rezoned and reclassified from Industrial

1 Business Park (IBP) District to Industrial Light (IL) District.

2 **Section 4. Contingency.** This rezoning shall not become
3 effective until thirty-one (31) days after adoption of the companion
4 Small-Scale Amendment; and further provided that if the companion
5 Small-Scale Amendment is challenged by the state land planning agency,
6 this rezoning shall not become effective until the state land planning
7 agency or the Administration Commission issues a final order
8 determining the companion Small-Scale Amendment is in compliance with
9 Chapter 163, *Florida Statutes*.

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

22 **Section 6. Effective Date.** The enactment of this Ordinance
23 shall be deemed to constitute a quasi-judicial action of the City
24 Council and shall become effective upon signature by the Council
25 President and the Council Secretary.

1 Form Approved:

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3 /s/ Terrence Harvey

4 Office of General Counsel

5 Legislation Prepared by: Regnissha Martin

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