

## LAND USE AND ZONING COMMITTEE AMENDMENT

The Land Use and Zoning Committee offers the following amendment to File No. 2025-516:

- (1) On **page 1, line 5**, after "ORDINANCE" insert "DENYING A REQUEST FOR";
- (2) On **page 1, lines 12-14**, strike "PROVIDING A DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;";
- (3) On **page 2, line 1**, strike "and" and insert "now therefore";
- (4) On **page 2, lines 2-8**, strike all lines in their entirety;
- (5) On **page 2, lines 10-13**, strike "Property Rezoned. The Subject Property is hereby rezoned and reclassified from Commercial Office (CO) District to Commercial Community/General-1 (CCG-1) District, as defined and classified under the Zoning Code, City of Jacksonville, Florida." and insert "Property Rezoning Denied. The City Council denies the rezoning of the Subject Property from Commercial Office (CO) District to Commercial Community/General-1 (CCG-1) District. Pursuant to section 656.125(c), *Ordinance Code*, uses permitted under a proposed rezoning must be consistent or compatible with the existing and proposed land uses and zoning of adjacent and nearby properties or the general area or will not

deviate from an established or developing logical and orderly development pattern. The Planning Department report indicates that the rezoning request is being sought to allow for a proposed Group Home / Assisted Living Facility, which otherwise would not be permitted with the current zoning on the Subject Property. As noted in the staff report, the adjacent property to the east is zoned CCG-2 and properties north of the Subject Property are zoned IBP and IL. Additionally, the staff report indicates that the Subject Property is located within the 300-foot Height and Hazard Zone for Herlong Recreational Airport and adjacent to service garages. And as shown in the aerial view included in the staff report, a large water body is located to the west and south of the Subject Property. This all indicates that except for a large water body, the Subject Property is surrounded by intensive commercial and industrial uses and located in close proximity of the Herlong Recreational Airport. Rezoning the Subject Property, which is less than an acre in size, for a Group Home / Assisted Living Facility is not consistent or compatible with the existing intensive commercial and industrial land uses and zoning of adjacent and nearby properties or the general area and deviates from the established or developing logical and orderly commercial and industrial development pattern.”;

- (6) On **page 2, lines 18-29, strike** all lines in their entirety;

- (7) Renumber the remaining section accordingly;
- (8) On **page 1, line 1**, amend the introductory sentence to add that the bill was amended as reflected herein.

Form Approved:

/s/ Dylan Reingold

Office of General Counsel

Legislation Prepared By: Dylan Reingold

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