

1 Introduced by the Land Use and Zoning Committee:  
2  
3

4 **ORDINANCE 2022-356**

5 AN ORDINANCE REZONING APPROXIMATELY 195.90±  
6 ACRES, LOCATED IN COUNCIL DISTRICT 2 AT 0 ZOO  
7 PARKWAY, BETWEEN ZOO PARKWAY AND MALNOVE DRIVE  
8 (R.E. NOS. 108762-0000 AND 108761-0500), AS  
9 DESCRIBED HEREIN, OWNED BY JI IPS LAND, LLC,  
10 FROM INDUSTRIAL LIGHT (IL) DISTRICT TO PLANNED  
11 UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
12 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
13 LIGHT INDUSTRIAL USES, AS DESCRIBED IN IMESON  
14 PARK SOUTH PUD; 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.  
18

19 **WHEREAS**, JI IPS Land, LLC, the owner of approximately 195.90±  
20 acres located in Council District 2 at 0 Zoo Parkway, between Zoo  
21 Parkway and Malnove Drive (R.E. Nos. 108762-0000 and 108761-0500),  
22 as more particularly described in **Exhibit 1**, dated February 22, 2022,  
23 and graphically depicted in **Exhibit 2**, both of which are **attached**  
24 **hereto** (the "Subject Property"), has applied for a rezoning and  
25 reclassification of that property from Industrial Light (IL) District  
26 to Planned Unit Development (PUD) District, as described in Section  
27 1 below; and

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

30 **WHEREAS**, the Land Use and Zoning Committee, after due notice and  
31 public hearing, has made its recommendation to the Council; and

1           **WHEREAS**, the Council finds that such rezoning is: (1) consistent  
2 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives  
3 and policies of the *2030 Comprehensive Plan*; and (3) is not in  
4 conflict with any portion of the City's land use regulations; and

5           **WHEREAS**, the Council finds the proposed rezoning does not  
6 adversely affect the orderly development of the City as embodied in  
7 the Zoning Code; will not adversely affect the health and safety of  
8 residents in the area; will not be detrimental to the natural  
9 environment or to the use or development of the adjacent properties  
10 in the general neighborhood; and will accomplish the objectives and  
11 meet the standards of Section 656.340 (Planned Unit Development) of  
12 the Zoning Code; now, therefore

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

14           **Section 1.           Property Rezoned.**       The Subject Property is  
15 hereby rezoned and reclassified from Industrial Light (IL) District  
16 to Planned Unit Development (PUD) District. This new PUD district  
17 shall generally permit light industrial uses, and is described, shown  
18 and subject to the following documents, **attached hereto**:

19           **Exhibit 1** - Legal Description dated February 22, 2022.

20           **Exhibit 2** - Subject Property per P&DD.

21           **Exhibit 3** - Written Description dated February 17, 2022.

22           **Exhibit 4** - Site Plan dated January 27, 2022.

23           **Section 2.           Owner and Description.**       The Subject Property  
24 is owned by JI IPS Land, LLC, and is legally described in **Exhibit 1,**  
25 **attached hereto.**       The applicant is T.R. Hainline, Esq., 1301  
26 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207; (904)  
27 346-5531

28           **Section 3.           Disclaimer.**       The rezoning granted herein  
29 shall **not** be construed as an exemption from any other applicable  
30 local, state, or federal laws, regulations, requirements, permits or  
31 approvals. All other applicable local, state or federal permits or

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

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

13  
14 Form Approved:

15  
16                     /s/ Mary E. Staffopoulos          

17 Office of General Counsel

18 Legislation Prepared By: Bruce E. Lewis

19 GC-#1495993-v2-2022-356\_(Z-4108).docx