

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2022-83-E**

5 AN ORDINANCE REZONING APPROXIMATELY 3.78± ACRES  
6 LOCATED IN COUNCIL DISTRICT 10 AT 4016 EDGEWOOD  
7 DRIVE AND 4044 EDGEWOOD DRIVE, BETWEEN  
8 PICKETTVILLE ROAD AND KEEN ROAD (R.E. NOS.  
9 042186-0000 AND 042191-0000), OWNED BY AMMAR  
10 ALQAYSI, AS DESCRIBED HEREIN, FROM RESIDENTIAL  
11 LOW DENSITY-120 (RLD-120) DISTRICT TO INDUSTRIAL  
12 LIGHT (IL) DISTRICT, AS DEFINED AND CLASSIFIED  
13 UNDER THE ZONING CODE, PURSUANT TO FUTURE LAND  
14 USE MAP SERIES (FLUMS) SMALL-SCALE AMENDMENT  
15 APPLICATION NUMBER L-5644-21C; PROVIDING A  
16 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL  
17 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
18 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
19

20 **WHEREAS**, the City of Jacksonville adopted a Small-Scale  
21 Amendment to the *2030 Comprehensive Plan* for the purpose of revising  
22 portions of the Future Land Use Map series (FLUMS) in order to ensure  
23 the accuracy and internal consistency of the plan, pursuant to  
24 companion application L-5644-21C; and

25 **WHEREAS**, in order to ensure consistency of zoning district with  
26 the *2030 Comprehensive Plan* and the adopted companion Small-Scale  
27 Amendment L-5644-21C, an application to rezone and reclassify from  
28 Residential Low Density-120 (RLD-120) District to Industrial Light  
29 (IL) District was filed by Annie Clayton on behalf of the owner of  
30 approximately 3.78± acres of certain real property in Council District  
31 10, as more particularly described in Section 1; and

1           **WHEREAS**, the Planning and Development Department, in order to  
2 ensure consistency of this zoning district with the *2030 Comprehensive*  
3 *Plan*, has considered the rezoning and has rendered an advisory  
4 opinion; and

5           **WHEREAS**, the Planning Commission has considered the application  
6 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 *2030 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 3.78± acres are located in Council District 10 at 4016  
20 Edgewood Drive and 4044 Edgewood Drive, between Pickettville Road and  
21 Keen Road (R.E. Nos. 042186-0000 and 042191-0000), as more  
22 particularly described in **Exhibit 1**, dated December 8, 2021, and  
23 graphically depicted in **Exhibit 2**, both of which are **attached hereto**  
24 and incorporated herein by this reference (the "Subject Property").

25           **Section 2.           Owner and Applicant Description.** The Subject  
26 Property is owned by Ammar Alqaysi. The applicant is Annie Clayton,  
27 2033 Flesher Avenue, Jacksonville, Florida 32207; (904) 549-5156.

28           **Section 3.           Property Rezoned.**           The Subject Property,  
29 pursuant to adopted companion Small-Scale Amendment Application L-  
30 5644-21C, is hereby rezoned and reclassified from Residential Low  
31 Density-120 (RLD-60) District to Industrial Light (IL) District.

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

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

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

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26 Form Approved:

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28           /s/ Mary E. Staffopoulos

29 Office of General Counsel

30 Legislation Prepared By: Erin Abney

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