

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2023-226**

5 AN ORDINANCE REZONING APPROXIMATELY 0.67± ACRES  
6 LOCATED IN COUNCIL DISTRICT 10 AT 340 BEVERLY  
7 LANE, BETWEEN BEVERLY LANE AND LANE AVENUE SOUTH  
8 (R.E. NO. 005240-0000), OWNED BY SLAUGHTER LAND  
9 HOLDINGS, LLC, AS DESCRIBED HEREIN, FROM  
10 COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1) DISTRICT  
11 TO INDUSTRIAL LIGHT (IL) DISTRICT, AS DEFINED AND  
12 CLASSIFIED UNDER THE ZONING CODE, PURSUANT TO  
13 FUTURE LAND USE MAP SERIES SMALL-SCALE AMENDMENT  
14 APPLICATION NUMBER L-5779-22C; PROVIDING A  
15 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL  
16 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
17 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
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19 **WHEREAS**, the City of Jacksonville adopted a Small-Scale  
20 Amendment to the *2030 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-5779-22C; and

24 **WHEREAS**, in order to ensure consistency of zoning district with  
25 the *2030 Comprehensive Plan* and the adopted companion Small-Scale  
26 Amendment L-5779-22C, an application to rezone and reclassify from  
27 Commercial Community/General-1 (CCG-1) District to Industrial Light  
28 (IL) District was filed by Chris Hagan on behalf of the owner of  
29 approximately 0.67± acres of certain real property in Council District  
30 10, as more particularly described in Section 1; and

31 **WHEREAS**, the Planning and Development Department, in order to

1 ensure consistency of this zoning district with the *2030 Comprehensive*  
2 *Plan*, has considered the rezoning and has rendered an advisory  
3 opinion; and

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

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

9 **WHEREAS**, the City Council, after due notice, held a public  
10 hearing, and taking into consideration the above recommendations as  
11 well as all oral and written comments received during the public  
12 hearings, the Council finds that such rezoning is consistent with the  
13 *2030 Comprehensive Plan* adopted under the comprehensive planning  
14 ordinance for future development of the City of Jacksonville; now,  
15 therefore

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

17 **Section 1. Subject Property Location and Description.** The  
18 approximately 0.67± acres are located in Council District 10 at 340  
19 Beverly Lane, between Beverly Lane and Lane Avenue South (R.E. No.  
20 005240-0000), as more particularly described in **Exhibit 1**, dated  
21 November 1, 2022, and graphically depicted in **Exhibit 2**, both of  
22 which are attached hereto and incorporated herein by this reference  
23 (the "Subject Property").

24 **Section 2. Owner and Applicant Description.** The Subject  
25 Property is owned by Slaughter Land Holdings, LLC. The applicant is  
26 Chris Hagan, 208 North Laura Street, Suite 710, Jacksonville, Florida  
27 32202; (904) 425-8765.

28 **Section 3. Property Rezoned.** The Subject Property,  
29 pursuant to adopted companion Small-Scale Amendment Application L-  
30 5779-22C, is hereby rezoned and reclassified from Commercial  
31 Community/General-1 (CCG-1) District to Industrial Light (IL)

