

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-330-E**

5 AN ORDINANCE REZONING APPROXIMATELY 2.25± ACRES
6 LOCATED IN COUNCIL DISTRICT 10 AT 0 LANE AVENUE,
7 BETWEEN LANE AVENUE SOUTH AND OLD MIDDLEBURG ROAD
8 (R.E. NO. 011778-0005 (PORTION)), AS DESCRIBED
9 HEREIN, OWNED BY THE CITY OF JACKSONVILLE, FROM
10 RESIDENTIAL MEDIUM DENSITY-D (RMD-D) DISTRICT
11 AND COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1)
12 DISTRICT TO PUBLIC BUILDINGS AND FACILITIES-1
13 (PBF-1) DISTRICT, AS DEFINED AND CLASSIFIED UNDER
14 THE ZONING CODE; 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**, the City of Jacksonville, the owner of approximately
20 2.25± acres located in Council District 10 at 0 Lane Avenue, between
21 Lane Avenue South and Old Middleburg Road (R.E. No. 011778-0005
22 (portion)), as more particularly described in **Exhibit 1**, dated April
23 14, 2023, and graphically depicted in **Exhibit 2**, both of which are
24 attached hereto (the "Subject Property"), has applied for a rezoning
25 and reclassification of the Subject Property from Residential Medium
26 Density-D (RMD-D) District and Commercial Community/General-1 (CCG-
27 1) District to Public Buildings and Facilities-1 (PBF-1) District;
28 and

29 **WHEREAS**, the Planning and Development Department has considered
30 the application and has rendered an advisory recommendation; and

31 **WHEREAS**, the Planning Commission, acting as the local planning

1 agency, has reviewed the application and made an advisory
2 recommendation to the Council; and

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

6 **WHEREAS**, taking into consideration the above recommendations and
7 all other evidence entered into the record and testimony taken at the
8 public hearings, the Council finds that such rezoning: (1) is
9 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
10 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
11 not in conflict with any portion of the City's land use regulations;
12 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 Residential Medium Density-D
16 (RMD-D) District and Commercial Community/General-1 (CCG-1) District
17 to Public Buildings and Facilities-1 (PBF-1) District, as defined and
18 classified under the Zoning Code, City of Jacksonville, Florida.

19 **Section 2. Owner and Description.** The Subject Property is
20 owned by the City of Jacksonville and is legally described in **Exhibit**
21 **1**, attached hereto. The applicant is the City of Jacksonville
22 Planning and Development Department, 214 North Hogan Street, Suite
23 300, Jacksonville, Florida 32202; (904) 255-7800.

24 **Section 3. Disclaimer.** The rezoning granted herein shall
25 **not** be construed as an exemption from any other applicable local,
26 state, or federal laws, regulations, requirements, permits or
27 approvals. All other applicable local, state or federal permits or
28 approvals shall be obtained before commencement of the development
29 or use and issuance of this rezoning is based upon acknowledgement,
30 representation and confirmation made by the applicant(s), owners(s),
31 developer(s) and/or any authorized agent(s) or designee(s) that the

1 subject business, development and/or use will be operated in strict
2 compliance with all laws. Issuance of this rezoning does **not** approve,
3 promote or condone any practice or act that is prohibited or
4 restricted by any federal, state or local laws.

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

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10 Form Approved:

11
12 /s/ Shannon Eller

13 Office of General Counsel

14 Legislation Prepared by: Caroline Fulton

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