1 Introduced by the Land Use and Zoning Committee:

ORDINANCE 2023-362-E

AN ORDINANCE REZONING APPROXIMATELY 4.67± ACRES LOCATED IN COUNCIL DISTRICT 12 AT 10714 GENERAL AVENUE, BETWEEN CENTER AVENUE AND BLAIR ROAD 006719-0010 (PORTION)), OWNED (R.E. NO. ΒY EQUIPMENTSHARE.COM, INC., AS DESCRIBED HEREIN, FROM INDUSTRIAL BUSINESS PARK (IBP) DISTRICT TO INDUSTRIAL LIGHT (IL) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE, PURSUANT TO FUTURE LAND USE MAP SERIES SMALL-SCALE AMENDMENT APPLICATION NUMBER L-5815-23C; PROVIDING Α DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

19 WHEREAS, the City of Jacksonville adopted a Small-Scale 20 Amendment to the 2045 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-5815-23C; and

WHEREAS, in order to ensure consistency of zoning district with the 2045 Comprehensive Plan and the adopted companion Small-Scale Amendment L-5815-23C, an application to rezone and reclassify from Industrial Business Park (IBP) District to Industrial Light (IL) District was filed by Amy Miles on behalf of the owner of approximately 4.67± acres of certain real property in Council District 12, as more particularly described in Section 1; and

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WHEREAS, the Planning and Development Department, in order to

1 ensure consistency of this zoning district with the 2045 Comprehensive 2 Plan, has considered the rezoning and has rendered an advisory 3 opinion; and

WHEREAS, the Planning Commission has considered the application 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 *2045 Comprehensive Plan* adopted under the comprehensive planning 14 ordinance for future development of the City of Jacksonville; now, 15 therefore

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

17 Subject Property Location and Description. Section 1. The approximately 4.67± acres are located in Council District 12 at 10714 18 19 General Avenue, between Center Avenue and Blair Road (R.E. No. 006719-20 0010 (portion)), as more particularly described in Exhibit 1, dated 21 March 7, 2023, and graphically depicted in **Exhibit 2**, both of which 22 are attached hereto and incorporated herein by this reference (the 23 "Subject Property").

Section 2. Owner and Applicant Description. The Subject Property is owned by Equipmentshare.com, Inc. The applicant is Amy Miles, 2809 Ajax Avenue, Suite 100, Rogers, Arkansas 72758; (479) 878-3510.

Section 3. Property Rezoned. The Subject Property, pursuant to adopted companion Small-Scale Amendment Application L-5815-23C, is hereby rezoned and reclassified from Industrial Business Park (IBP) District to Industrial Light (IL) District.

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Contingency. This rezoning shall not become 1 Section 4. 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, this rezoning shall not become effective until the state land planning 5 agency or the Administration Commission issues a final order 6 7 determining the companion Small-Scale Amendment is in compliance with Chapter 163, Florida Statutes. 8

9 Section 5. The rezoning Disclaimer. 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.

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

26 Form Approved:

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/s/ Shannon K. Eller Office of General Counsel Legislation Prepared By: Jacquelyn Williams

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