1 Introduced by the Land Use and Zoning Committee:

2

3

4

5

7

8

9

18

ORDINANCE 2023-825

AN ORDINANCE REZONING APPROXIMATELY 13.36± ACRES 6 LOCATED IN COUNCIL DISTRICT 12 AT 8781 US 301 HIGHWAY SOUTH, BETWEEN LOEST ROAD AND WELLHAUSEN (R.E. NO. 001192-0010), OWNED BY OCALA ROAD HERLONG LLC, AS DESCRIBED HEREIN, FROM COMMERCIAL COMMUNITY/GENERAL-2 (CCG-2)10 DISTRICT ТО INDUSTRIAL LIGHT (IL) DISTRICT, AS DEFINED AND 11 12 CLASSIFIED UNDER THE ZONING CODE, PURSUANT TO 13 FUTURE LAND USE MAP SERIES SMALL-SCALE AMENDMENT 14 APPLICATION NUMBER L-5883-23C; PROVIDING Α 15 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER 16 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE. 17

19 the City of Jacksonville adopted a Small-Scale WHEREAS, 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 2.2 the accuracy and internal consistency of the plan, pursuant to 23 companion application L-5883-23C; and

24 WHEREAS, in order to ensure consistency of zoning district with 25 the 2045 Comprehensive Plan and the adopted companion Small-Scale 26 Amendment L-5883-23C, an application to rezone and reclassify from 27 Commercial Community/General-2 (CCG-2) District to Industrial Light 28 (IL) District was filed by Patrick Krechowski, Esq. on behalf of the 29 owner of approximately 13.36± acres of certain real property in 30 Council District 12, 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 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

16

4

5

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

17 Subject Property Location and Description. Section 1. The approximately 13.36± acres are located in Council District 12 at 8781 18 19 US 301 Highway South, between Loest Road and Wellhausen Road (R.E. 20 No. 001192-0010), as more particularly described in Exhibit 1, dated 21 October 4, 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 Ocala Herlong LLC. The applicant is Patrick
Krechowski, Esq., One Independent Drive, Suite 1800, Jacksonville,
Florida 32202; (904) 348-6877.

Section 3. Property Rezoned. The Subject Property, pursuant to adopted companion Small-Scale Amendment Application L-5883-23C, is hereby rezoned and reclassified from Commercial Community/General-2 (CCG-2) District to Industrial Light (IL) District.

1

2 Contingency. This rezoning shall not become Section 4. 3 effective until thirty-one (31) days after adoption of the companion 4 Small-Scale Amendment; and further provided that if the companion 5 Small-Scale Amendment is challenged by the state land planning agency, this rezoning shall not become effective until the state land planning 6 7 agency or the Administration Commission issues a final order determining the companion Small-Scale Amendment is in compliance with 8 9 Chapter 163, Florida Statutes.

10 Section 5. The rezoning granted herein Disclaimer. 11 shall **not** be construed as an exemption from any other applicable 12 local, state, or federal laws, regulations, requirements, permits or 13 approvals. All other applicable local, state or federal permits or 14 approvals shall be obtained before commencement of the development 15 or use and issuance of this rezoning is based upon acknowledgement, 16 representation and confirmation made by the applicant(s), owner(s), 17 developer(s) and/or any authorized agent(s) or designee(s) that the 18 subject business, development and/or use will be operated in strict 19 compliance with all laws. Issuance of this rezoning does not approve, 20 promote or condone any practice or act that is prohibited or 21 restricted by any federal, state or local laws.

22 Section 6. Effective Date. The enactment of this Ordinance 23 shall be deemed to constitute a quasi-judicial action of the City 24 Council and shall become effective upon signature by the Council 25 President and the Council Secretary.

26 Form Approved:

27

28

29

30

/s/ Mary E. Staffopoulos Office of General Counsel Legislation Prepared By: Caroline Fulton

31 GC-#1598851-v1-2023-825_(Z-5239).docx