

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-825-E**

5 AN ORDINANCE REZONING APPROXIMATELY 13.36± ACRES
6 LOCATED IN COUNCIL DISTRICT 12 AT 8781 US 301
7 HIGHWAY SOUTH, BETWEEN LOEST ROAD AND WELLHAUSEN
8 ROAD (R.E. NO. 001192-0010), OWNED BY OCALA
9 HERLONG LLC, AS DESCRIBED HEREIN, FROM COMMERCIAL
10 COMMUNITY/GENERAL-2 (CCG-2) DISTRICT TO
11 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-5883-23C; 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 *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-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

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 *2045 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 13.36± acres are located in Council District 12 at 8781
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").

24 **Section 2. Owner and Applicant Description.** The Subject
25 Property is owned by Ocala Herlong LLC. The applicant is Patrick
26 Krechowski, Esq., One Independent Drive, Suite 1800, Jacksonville,
27 Florida 32202; (904) 348-6877.

28 **Section 3. Property Rezoned.** The Subject Property,
29 pursuant to adopted companion Small-Scale Amendment Application L-
30 5883-23C, is hereby rezoned and reclassified from Commercial
31 Community/General-2 (CCG-2) District to Industrial Light (IL)

