

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2024-224**

5 AN ORDINANCE REZONING APPROXIMATELY 15.72± ACRES
6 LOCATED IN COUNCIL DISTRICT 12 AT 0 WEST BEAVER
7 STREET, BETWEEN OTIS ROAD AND U.S. HIGHWAY 301
8 NORTH (R.E. NO. 001735-0070), OWNED BY FIRST
9 COAST ELECTRIC, LLC, AS DESCRIBED HEREIN, FROM
10 COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1) TO
11 INDUSTRIAL LIGHT (IL) DISTRICT AND RECREATION AND
12 OPEN SPACE (ROS) DISTRICT, AS DEFINED AND
13 CLASSIFIED UNDER THE ZONING CODE, PURSUANT TO
14 FUTURE LAND USE MAP SERIES SMALL-SCALE AMENDMENT
15 APPLICATION NUMBER L-5904-24C; PROVIDING A
16 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
17 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
18 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
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20 **WHEREAS,** the City of Jacksonville adopted a Small-Scale
21 Amendment to the *2045 Comprehensive Plan* for the purpose of revising
22 portions of the Future Land Use Map series (FLUMs) in order to ensure
23 the accuracy and internal consistency of the plan, pursuant to
24 companion application L-5904-24C; and

25 **WHEREAS,** in order to ensure consistency of zoning district
26 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale
27 Amendment L-5904-24C, an application to rezone and reclassify from
28 Commercial Community/General-1 (CCG-1) District to Industrial Light
29 (IL) District and Recreation and Open Space (ROS) District was filed
30 by Curtis Hart on behalf of the owner of approximately 15.72± acres
31 of certain real property in Council District 12, as more particularly

described in Section 1; and

WHEREAS, the Planning and Development Department, in order to ensure consistency of this zoning district with the *2045 Comprehensive Plan*, has considered the rezoning and has rendered an advisory opinion; and

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

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

WHEREAS, the City Council, after due notice, held a public hearing, and taking into consideration the above recommendations as well as all oral and written comments received during the public hearings, the Council finds that such rezoning is consistent with the *2045 Comprehensive Plan* adopted under the comprehensive planning ordinance for future development of the City of Jacksonville; now therefore

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

Section 1. Subject Property Location and Description. The approximately 15.72± acres are located in Council District 12 at 0 West Beaver Street, between Otis Road and U.S. Highway 301 North (R.E. No. 001735-0070), as more particularly described in **Exhibit 1**, dated January 25, 2024, and graphically depicted in **Exhibit 2**, both of which are attached hereto and incorporated herein by this reference (the "Subject Property").

Section 2. Owner and Applicant Description. The Subject Property is owned by First Coast Electric, LLC. The applicant is Curtis Hart, 8051 Tara Lane, Jacksonville, Florida 32216; (904) 993-5008.

Section 3. Property Rezoned. The Subject Property, pursuant to adopted companion Small-Scale Amendment Application

1 L-5904-24C, is hereby rezoned and reclassified from Commercial
2 Community/General-1 (CCG-1) District to Industrial Light (IL)
3 District and Recreation and Open Space (ROS) District.

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

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

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

/s/ Mary E. Staffopoulos

Office of General Counsel

Legislation Prepared By: Connor Corrigan

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