

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2024-519-W**

5 AN ORDINANCE REZONING APPROXIMATELY 23.70± ACRES
6 LOCATED IN COUNCIL DISTRICT 2 AT 0 PALM LAKE
7 DRIVE BETWEEN NOAH ROAD AND EASTPORT ROAD (R.E.
8 NO(S). 109453-0015 AND 109453-0040), OWNED BY
9 PALM LAKE, LLC, AS DESCRIBED HEREIN, FROM
10 INDUSTRIAL LIGHT (IL) DISTRICT AND INDUSTRIAL
11 BUSINESS PARK (IBP) DISTRICT TO RESIDENTIAL
12 MEDIUM DENSITY-A (RMD-A) DISTRICT AND
13 RESIDENTIAL MEDIUM DENSITY-D (RMD-D) DISTRICT,
14 AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE,
15 PURSUANT TO FUTURE LAND USE MAP SERIES
16 SMALL-SCALE AMENDMENT APPLICATION NUMBER
17 L-5946-24C; PROVIDING A DISCLAIMER THAT THE
18 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
19 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
20 PROVIDING AN EFFECTIVE DATE.
21

22 **WHEREAS**, the City of Jacksonville adopted a Small-Scale
23 Amendment to the *2045 Comprehensive Plan* for the purpose of revising
24 portions of the Future Land Use Map series (FLUMs) in order to ensure
25 the accuracy and internal consistency of the plan, pursuant to
26 companion application L-5946-24C; and

27 **WHEREAS**, in order to ensure consistency of zoning district
28 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale
29 Amendment L-5946-24C, an application to rezone and reclassify from
30 Industrial Light (IL) District and Industrial Business Park (IBP)
31 District to Residential Medium Density-A (RMD-A) District and

1 Residential Medium Density-D (RMD-D) District was filed by John
2 Gislason on behalf of the owner of approximately 23.70± acres of
3 certain real property in Council District 2, as more particularly
4 described in Section 1; and

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

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

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

14 **WHEREAS,** the City Council, after due notice, held a public
15 hearing, and taking into consideration the above recommendations as
16 well as all oral and written comments received during the public
17 hearings, the Council finds that such rezoning is consistent with the
18 *2045 Comprehensive Plan* adopted under the comprehensive planning
19 ordinance for future development of the City of Jacksonville; now
20 therefore

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

22 **Section 1. Subject Property Location and Description.** The
23 approximately 23.70± acres are located in Council District 2 at 0
24 Palm Lake Drive Between Noah Road and Eastport Road (R.E. No(s).
25 109453-0015 and 109453-0040), as more particularly described in
26 **Exhibit 1**, dated May 9, 2024, and graphically depicted in **Exhibit 2**,
27 both of which are attached hereto and incorporated herein by this
28 reference (the "Subject Property").

29 **Section 2. Owner and Applicant Description.** The Subject
30 Property is owned by Palm Lake, LLC. The applicant is John Gislason,
31 4220 Race Track Road, St. Johns, Florida, 32259; (904) 451-7108.

1 **Section 3. Property Rezoned.** The Subject Property,
2 pursuant to adopted companion Small-Scale Amendment Application
3 L-5946-24C, is hereby rezoned and reclassified from Industrial Light
4 (IL) District and Industrial Business Park (IBP) District to
5 Residential Medium Density-A (RMD-A) District and Residential Medium
6 Density-D (RMD-D) District.

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

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

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

1 Form Approved:

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3 /s/ Dylan Reingold

4 Office of General Counsel

5 Legislation Prepared By: Jackie Williams

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