

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2019-548-E**

5 AN ORDINANCE REZONING APPROXIMATELY 2.52±
6 ACRES LOCATED IN COUNCIL DISTRICT 5, AT 2619
7 ROLAC ROAD AND 0 CLYDO ROAD (R.E. NOS. 147748-
8 0000 (PORTION) AND 147756-0000), AS DESCRIBED
9 HEREIN, OWNED BY THE ROBERT AND JANET
10 WOLFENDEN LIVING TRUST AND PETERS, SPENCER &
11 ASSOCIATES, INC., FROM INDUSTRIAL BUSINESS
12 PARK (IBP) DISTRICT TO INDUSTRIAL LIGHT (IL)
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
14 ZONING CODE; PROVIDING A DISCLAIMER THAT THE
15 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
16 AS AN EXEMPTION FROM ANY OTHER APPLICABLE
17 LAWS; PROVIDING AN EFFECTIVE DATE.
18

19 **WHEREAS**, the Robert and Janet Wolfenden Living Trust and
20 Peters, Spencer & Associates, Inc., the owners of approximately
21 2.52± acres located in Council District 5, at 2619 Rolac Road and 0
22 Clydo Road (R.E. Nos. 147748-0000 (portion) and 147756-0000), as
23 more particularly described in **Exhibit 1**, dated July 23, 2019, and
24 graphically depicted in **Exhibit 2**, both of which are **attached**
25 **hereto** and incorporated herein by this reference (Subject
26 Property), have applied for a rezoning and reclassification of the
27 Subject Property from Industrial Business Park (IBP) District to
28 Industrial Light (IL) District; and

29 **WHEREAS**, the Planning and Development Department has
30 considered the application and has rendered an advisory
31 recommendation; and

1 **WHEREAS**, the Planning Commission, acting as the local planning
2 agency, has reviewed the application and made an advisory
3 recommendation to the Council; and

4 **WHEREAS**, the Land Use and Zoning Committee, after due notice
5 and public hearing has made its recommendation to the Council; and

6 **WHEREAS**, taking into consideration the above recommendations
7 and all other evidence entered into the record and testimony taken
8 at the public hearings, the Council finds that such rezoning: (1)
9 is consistent with the *2030 Comprehensive Plan*; (2) furthers the
10 goals, objectives and policies of the *2030 Comprehensive Plan*; and
11 (3) is not in conflict with any portion of the City's land use
12 regulations; now, therefore

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

14 **Section 1. Property Rezoned.** The Subject Property is
15 hereby rezoned and reclassified from Industrial Business Park (IBP)
16 District to Industrial Light (IL) District, as defined and
17 classified under the Zoning Code, City of Jacksonville, Florida.

18 **Section 2. Owner and Description.** The Subject Property
19 is owned by the Robert and Janet Wolfenden Living Trust and Peters,
20 Spencer & Associates, Inc., and is described in **Exhibit 1, attached**
21 **hereto**. The agent is Robert Wolfenden, 1506 Wheelbarrow Creek
22 Road, Stevensville, Montana 59870; (406) 830-0014.

23 **Section 3. Disclaimer.** The rezoning granted herein shall
24 **not** be construed as an exemption from any other applicable local,
25 state, or federal laws, regulations, requirements, permits or
26 approvals. All other applicable local, state or federal permits or
27 approvals shall be obtained before commencement of the development
28 or use and issuance of this rezoning is based upon acknowledgement,
29 representation and confirmation made by the applicant(s),
30 owners(s), developer(s) and/or any authorized agent(s) or
31 designee(s) that the subject business, development and/or use will

1 be operated in strict compliance with all laws. Issuance of this
2 rezoning does **not** approve, promote or condone any practice or act
3 that is prohibited or restricted by any federal, state or local
4 laws.

5 **Section 4. Effective Date.** The enactment of this
6 Ordinance shall be deemed to constitute a quasi-judicial action of
7 the City Council and shall become effective upon signature by the
8 Council President and Council Secretary.

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10 Form Approved:

11
12 /s/ Shannon K. Eller

13 Office of General Counsel

14 Legislation Prepared By: Connor Corrigan

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