

1 Introduced by the Land Use and Zoning Committee:  
2  
3

4 **ORDINANCE 2020-392-E**

5 AN ORDINANCE REZONING APPROXIMATELY 2.47±  
6 ACRES LOCATED IN COUNCIL DISTRICT 2 AT 0  
7 JACKSON ROAD AND 845 JACKSON ROAD, BETWEEN  
8 CARRIAGE CIRCLE SOUTH AND GENI HILL CIRCLE  
9 SOUTH (R.E. NOS. 162850-0020 AND 162850-0030),  
10 AS DESCRIBED HEREIN, OWNED BY JAX HOME PRO,  
11 LLC, AND ELITE PROPERTY OF NORTH FLORIDA, LLC,  
12 FROM RESIDENTIAL LOW DENSITY-60 (RLD-60)  
13 DISTRICT TO RESIDENTIAL LOW DENSITY-40 (RLD-  
14 40) DISTRICT, AS DEFINED AND CLASSIFIED UNDER  
15 THE ZONING CODE; PROVIDING A DISCLAIMER THAT  
16 THE REZONING GRANTED HEREIN SHALL NOT BE  
17 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
18 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
19

20 **WHEREAS**, Jax Home Pro, LLC, and Elite Property of North  
21 Florida, LLC, the owners of approximately 2.47± acres located in  
22 Council District 2 at 0 Jackson Road and 845 Jackson Road, between  
23 Carriage Circle South and Geni Hill Circle South (R.E. Nos. 162850-  
24 0020 and 162850-0030), as more particularly described in **Exhibit 1**,  
25 dated June 30, 2020, and graphically depicted in **Exhibit 2**, both of  
26 which are **attached hereto** (Subject Property), have applied for a  
27 rezoning and reclassification of the Subject Property from  
28 Residential Low Density-60 (RLD-60) District to Residential Low  
29 Density-40 (RLD-40) District; and

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

1 recommendation; and

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

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

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

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

15 **Section 1. Property Rezoned.** The Subject Property is  
16 hereby rezoned and reclassified from Residential Low Density-60  
17 (RLD-60) District to Residential Low Density-40 (RLD-40) District,  
18 as defined and classified under the Zoning Code, City of  
19 Jacksonville, Florida.

20 **Section 2. Owner and Description.** The Subject Property  
21 is owned by Jax Home Pro, LLC, and Elite Property of North Florida,  
22 LLC, and is described in **Exhibit 1, attached hereto**. The agent is  
23 William L. Gause, C.P.E., BGRP Engineering Group, LLC, 920 West  
24 River Road, Palatka, Florida 32177; (904) 368-6969.

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

1 owners(s), developer(s) and/or any authorized agent(s) or  
2 designee(s) that the subject business, development and/or use will  
3 be operated in strict compliance with all laws. Issuance of this  
4 rezoning does **not** approve, promote or condone any practice or act  
5 that is prohibited or restricted by any federal, state or local  
6 laws.

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

11  
12 Form Approved:

13  
14 /s/ Shannon K. Eller

15 Office of General Counsel

16 Legislation Prepared By: Connor Corrigan

17 GC-#1373704-v1-Rez\_-845\_Jackson\_Road\_Z-2898.docx