

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-72**

5 AN ORDINANCE REZONING APPROXIMATELY 0.36± OF AN
6 ACRE LOCATED IN COUNCIL DISTRICT 9 AT 4043 LENOX
7 AVENUE, BETWEEN LURAY STREET AND DRUID STREET
8 (R.E. NO. 058903-0010 (PORTION)), AS DESCRIBED
9 HEREIN, OWNED BY ALL STATE SEPTIC, INC., FROM
10 RESIDENTIAL LOW DENSITY-60 (RLD-60) DISTRICT TO
11 INDUSTRIAL LIGHT (IL) DISTRICT, AS DEFINED AND
12 CLASSIFIED UNDER THE ZONING CODE; PROVIDING A
13 DISCLAIMER THAT THE REZONING GRANTED HEREIN
14 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
15 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
16 DATE.
17

18 **WHEREAS**, All State Septic, Inc., the owner of approximately
19 0.36± of an acre located in Council District 9 at 4043 Lenox Avenue,
20 between Luray Street and Druid Street (R.E. No. 058903-0010
21 (portion)), as more particularly described in **Exhibit 1**, dated January
22 11, 2021, and graphically depicted in **Exhibit 2**, both of which are
23 **attached hereto** (Subject Property), has applied for a rezoning and
24 reclassification of the Subject Property from Residential Low
25 Density-60 (RLD-60) District to Industrial Light (IL) District; and

26 **WHEREAS**, the Planning and Development Department has considered
27 the application and has rendered an advisory recommendation; and

28 **WHEREAS**, the Planning Commission, acting as the local planning
29 agency, has reviewed the application and made an advisory
30 recommendation to the Council; and

31 **WHEREAS**, the Land Use and Zoning Committee, after due notice and

1 public hearing has made its recommendation to the Council; and

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

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

10 **Section 1. Property Rezoned.** The Subject Property is
11 hereby rezoned and reclassified from Residential Low Density-60 (RLD-
12 60) District to Industrial Light (IL) District, as defined and
13 classified under the Zoning Code, City of Jacksonville, Florida.

14 **Section 2. Owner and Description.** The Subject Property is
15 owned by All State Septic, Inc., and is described in **Exhibit 1,**
16 **attached hereto.** The applicant is James D. Childs, 4043 Lenox Avenue,
17 Jacksonville, Florida 32254; (904) 624-2558.

18 **Section 3. Disclaimer.** The rezoning granted herein shall
19 **not** be construed as an exemption from any other applicable local,
20 state, or federal laws, regulations, requirements, permits or
21 approvals. All other applicable local, state or federal permits or
22 approvals shall be obtained before commencement of the development
23 or use and issuance of this rezoning is based upon acknowledgement,
24 representation and confirmation made by the applicant(s), owners(s),
25 developer(s) and/or any authorized agent(s) or designee(s) that the
26 subject business, development and/or use will be operated in strict
27 compliance with all laws. Issuance of this rezoning does **not** approve,
28 promote or condone any practice or act that is prohibited or
29 restricted by any federal, state or local laws.

30 **Section 4. Effective Date.** The enactment of this Ordinance
31 shall be deemed to constitute a quasi-judicial action of the City

1 Council and shall become effective upon signature by the Council
2 President and Council Secretary.

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4 Form Approved:

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6 /s/ Shannon K. Eller

7 Office of General Counsel

8 Legislation Prepared By: Arimus Wells

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