

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

5 AN ORDINANCE REZONING APPROXIMATELY 0.36± OF  
6 AN ACRE LOCATED IN COUNCIL DISTRICT 9 AT 4043  
7 LENOX AVENUE, BETWEEN LURAY STREET AND DRUID  
8 STREET (R.E. NO. 058903-0010 (PORTION)), AS  
9 DESCRIBED HEREIN, OWNED BY ALL STATE SEPTIC,  
10 INC., FROM RESIDENTIAL LOW DENSITY-60 (RLD-60)  
11 DISTRICT TO INDUSTRIAL LIGHT (IL) DISTRICT, AS  
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE;  
13 PROVIDING A DISCLAIMER THAT THE REZONING  
14 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN  
15 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
16 PROVIDING AN EFFECTIVE 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  
20 Avenue, between Luray Street and Druid Street (R.E. No. 058903-0010  
21 (portion)), as more particularly described in **Exhibit 1**, dated  
22 January 11, 2021, and graphically depicted in **Exhibit 2**, both of  
23 which are **attached hereto** (Subject Property), has applied for a  
24 rezoning and reclassification of the Subject Property from  
25 Residential Low Density-60 (RLD-60) District to Industrial Light  
26 (IL) District; and

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

30 **WHEREAS**, the Planning Commission, acting as the local planning  
31 agency, has reviewed the application and made an advisory

1 recommendation to the Council; and

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

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

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

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

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

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

1 laws.

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

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7 Form Approved:

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9             /s/ Shannon K. Eller      

10 Office of General Counsel

11 Legislation Prepared By: Arimus Wells

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