

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2021-775**

5 AN ORDINANCE REZONING APPROXIMATELY 1.98± ACRES  
6 LOCATED IN COUNCIL DISTRICT 7 AT 2002 18TH STREET  
7 EAST, BETWEEN BUCKMAN STREET AND TALLEYRAND  
8 AVENUE (R.E. NO. 113451-1005 (PORTION)), OWNED  
9 BY THE JACKSONVILLE PORT AUTHORITY, A BODY  
10 POLITIC AND CORPORATE, AS DESCRIBED HEREIN, FROM  
11 RESIDENTIAL LOW DENSITY-60 (RLD-60) DISTRICT TO  
12 INDUSTRIAL LIGHT (IL) DISTRICT, AS DEFINED AND  
13 CLASSIFIED UNDER THE ZONING CODE, PURSUANT TO  
14 FUTURE LAND USE MAP SERIES (FLUMS) SMALL-SCALE  
15 AMENDMENT APPLICATION NUMBER L-5594-21C;  
16 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
17 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
18 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
19 EFFECTIVE DATE.  
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21 **WHEREAS**, the City of Jacksonville adopted a Small-Scale  
22 Amendment to the *2030 Comprehensive Plan* for the purpose of revising  
23 portions of the Future Land Use Map series (FLUMs) in order to ensure  
24 the accuracy and internal consistency of the plan, pursuant to  
25 companion application L-5594-21C; and

26 **WHEREAS**, in order to ensure consistency of zoning district with  
27 the *2030 Comprehensive Plan* and the adopted companion Small-Scale  
28 Amendment L-5594-21C, an application to rezone and reclassify from  
29 Residential Low Density-60 (RLD-60) District to Industrial Light (IL)  
30 District was filed by Clifford C. Baker, on behalf of the owner of  
31 approximately 1.98± acres of certain real property in Council District

1 7, as more particularly described in Section 1; and

2 **WHEREAS**, the Planning and Development Department, in order to  
3 ensure consistency of this zoning district with the *2030 Comprehensive*  
4 *Plan*, has considered the rezoning and has rendered an advisory  
5 opinion; and

6 **WHEREAS**, the Planning Commission has considered the application  
7 and has rendered an advisory opinion; and

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

11 **WHEREAS**, the City Council, after due notice, held a public  
12 hearing, and taking into consideration the above recommendations as  
13 well as all oral and written comments received during the public  
14 hearings, the Council finds that such rezoning is consistent with the  
15 *2030 Comprehensive Plan* adopted under the comprehensive planning  
16 ordinance for future development of the City of Jacksonville; now,  
17 therefore

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

19 **Section 1. Subject Property Location and Description.** The  
20 approximately 1.98± acres (R.E. No. 113451-1005 (portion)) is located  
21 in Council District 7 at 2002 18<sup>th</sup> Street East, between Buckman Street  
22 and Talleyrand Avenue, as more particularly described in **Exhibit 1**,  
23 dated July 14, 2021, and graphically depicted in **Exhibit 2**, both of  
24 which are **attached hereto** and incorporated herein by this reference  
25 (the "Subject Property").

26 **Section 2. Owner and Applicant Description.** The Subject  
27 Property is owned by the Jacksonville Port Authority, a body politic  
28 and corporate. The applicant is Clifford C. Baker, 2831 Talleyrand  
29 Avenue, Jacksonville, Florida 32206; (904) 357-3090.

30 **Section 3. Property Rezoned.** The Subject Property,  
31 pursuant to adopted companion Small-Scale Amendment Application L-

1 5594-21C, is hereby rezoned and reclassified from Residential Low  
2 Density-60 (RLD-60) District to Industrial Light (IL) District.

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

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

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

1 Form Approved:

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3           /s/ Mary E. Staffopoulos          

4 Office of General Counsel

5 Legislation Prepared By: Erin Abney

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