

1 Introduced by the Land Use and Zoning Committee:
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4 **RESOLUTION 2026-107**

5 A RESOLUTION CONCERNING THE APPEAL FILED BY
6 MICHAEL HERZBERG OF THE FINAL ORDER ISSUED BY
7 THE PLANNING COMMISSION DENYING APPLICATION FOR
8 MINOR MODIFICATION TO APPROVED PUD, MM-25-16,
9 REQUESTING TO REVISE THE SITE PLAN TO ALLOW
10 PERSONAL PROPERTY STORAGE FOR THE PROPERTY
11 LOCATED AT 2675 STARRATT ROAD AND 14734 YELLOW
12 BLUFF ROAD, AT THE NORTHWEST CORNER OF STARRATT
13 AND YELLOW BLUFF ROADS (R.E. NO(S). 106201-0010
14 AND 106205-0010), PURSUANT TO SECTION 656.141,
15 *ORDINANCE CODE*; ADOPTING RECOMMENDED FINDINGS
16 AND CONCLUSIONS OF THE LAND USE AND ZONING
17 COMMITTEE; PROVIDING AN EFFECTIVE DATE.
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19 **WHEREAS**, Michael Herberg, on behalf of the property owners,
20 James Duke and 14734 Yellow Bluff Rd Land Trust, applied to the
21 Planning Commission for a Minor Modification to Approved PUD, MM-25-
22 16 on property located at 2675 Starratt Road and 14734 Yellow Bluff
23 Road, at the northwest corner of Starratt and Yellow Bluff Roads
24 (R.E. No(s). 106201-0010 and 106205-0010); and

25 **WHEREAS**, the Planning Commission denied Application MM-25-16
26 by Final Order dated January 8, 2026; and

27 **WHEREAS**, pursuant to Section 656.141, *Ordinance Code*, Michael
28 Herzberg filed a notice of appeal; and

29 **WHEREAS**, such appeal was timely filed, and the Appellant has
30 standing to appeal; now therefore

31 **BE IT RESOLVED** by the Council of the City of Jacksonville:

1 **Section 1. Adoption of Recommended Findings and**
2 **Conclusions.** The Council has reviewed the record of proceedings,
3 **On File** in the City Council Legislative Services Division and the
4 Planning and Development Department, and has considered the
5 recommended findings and conclusions of the Land Use and Zoning
6 Committee. The recommended findings and conclusions of the Land Use
7 and Zoning Committee are hereby adopted. This Resolution is the final
8 action of the Council.

9 **Section 2. Effective Date.** The adoption of this
10 Resolution shall be deemed to constitute a quasi-judicial action of
11 the City Council and shall become effective upon signature by the
12 Council President and Council Secretary.

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15 Form Approved:

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17 /s/ Dylan Reingold

18 Office of General Counsel

19 Legislation Prepared By: Dylan Reingold

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