

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-129-E**

5 AN ORDINANCE REZONING APPROXIMATELY 4.43± ACRES
6 LOCATED IN COUNCIL DISTRICT 4 AT 2124, 2144,
7 2200, AND 2220 SOUTHSIDE BOULEVARD, BETWEEN
8 SOUTHSIDE SERVICE ROAD AND CORPORATE SQUARE
9 BOULEVARD (R.E. NO.(S) 123392-0000, 123393-0000,
10 123394-0000, AND 123395-0000), OWNED BY ORION
11 CHRISTOPHER LIKINS AND MIRIAM MARGARET
12 TEMPLEMAN, AS DESCRIBED HEREIN, FROM RESIDENTIAL
13 LOW DENSITY-60 (RLD-60) DISTRICT TO INDUSTRIAL
14 BUSINESS PARK (IBP) DISTRICT, AS DEFINED AND
15 CLASSIFIED UNDER THE ZONING CODE, PURSUANT TO
16 FUTURE LAND USE MAP SERIES SMALL-SCALE AMENDMENT
17 APPLICATION NUMBER L-6090-25C; PROVIDING A
18 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
19 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
20 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
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22 **WHEREAS**, the City of Jacksonville adopted a Small-Scale
23 Amendment to the *2045 Comprehensive Plan* for the purpose of revising
24 portions of the Future Land Use Map series (FLUMs) in order to ensure
25 the accuracy and internal consistency of the plan, pursuant to
26 companion application L-6090-25C; and

27 **WHEREAS**, in order to ensure consistency of zoning district
28 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale
29 Amendment L-6090-25C, an application to rezone and reclassify from
30 Residential Low Density-60 (RLD-60) District to Industrial Business
31 Park (IBP) District was filed by Michael Herzberg on behalf of the

1 owners of approximately 4.43± acres of certain real property in
2 Council District 4, as more particularly described in Section 1; and

3 **WHEREAS,** the Planning and Development Department, in order to
4 ensure consistency of this zoning district with the *2045 Comprehensive*
5 *Plan*, has considered the rezoning and has rendered an advisory
6 opinion; and

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

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

12 **WHEREAS,** the City Council, after due notice, held a public
13 hearing, and taking into consideration the above recommendations as
14 well as all oral and written comments received during the public
15 hearings, the Council finds that such rezoning is consistent with the
16 *2045 Comprehensive Plan* adopted under the comprehensive planning
17 ordinance for future development of the City of Jacksonville; now
18 therefore

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

20 **Section 1. Subject Property Location and Description.** The
21 approximately 4.43± acres are located in Council District 4 at 2124,
22 2144, 2200, and 2220 Southside Boulevard, between Southside Service
23 Road And Corporate Square Boulevard (R.E. No.(s) 123392-0000, 123393-
24 0000, 123394-0000, and 123395-0000), as more particularly described
25 in **Exhibit 1**, dated December 31, 2025, and graphically depicted in
26 **Exhibit 2**, both of which are attached hereto and incorporated herein
27 by this reference (the "Subject Property").

28 **Section 2. Owner and Applicant Description.** The Subject
29 Property is owned by Orion Christopher Likins and Miriam Margaret
30 Templeman. The applicant is Michael Herzberg, 12483 Aladdin Road,
31 Jacksonville, Florida 32223; (904) 731-8806.

1 **Section 3. Property Rezoned.** The Subject Property,
2 pursuant to adopted companion Small-Scale Amendment Application
3 L-6090-25C, is hereby rezoned and reclassified from Residential Low
4 Density-60 (RLD-60) District to Industrial Business Park (IBP)
5 District.

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

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

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

1 Form Approved:

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3 /s/ Dylan Reingold

4 Office of General Counsel

5 Legislation Prepared By: Stephen Nagbe

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