

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-917-E**

5 AN ORDINANCE REZONING APPROXIMATELY 3.36± ACRES  
6 LOCATED IN COUNCIL DISTRICT 10 AT 6826 RICHARDSON  
7 ROAD, AT THE NORTHERN CORNER OF THE INTERSECTION  
8 OF NEW KINGS ROAD AND RICHARDSON ROAD (R.E.  
9 NO(S). 041512-0000), AS DESCRIBED HEREIN, OWNED  
10 BY PEPAJ PROPERTIES, LLC, FROM PLANNED UNIT  
11 DEVELOPMENT (PUD) DISTRICT (2005-120-E) TO  
12 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
14 PERMIT A MAXIMUM OF 40 TOWNHOMES, AS DESCRIBED  
15 IN THE RESIDENCES AT RICHARDSON ROAD PUD; PUD  
16 SUBJECT TO CONDITION; PROVIDING A DISCLAIMER THAT  
17 THE REZONING GRANTED HEREIN SHALL NOT BE  
18 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
19 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
20

21 **WHEREAS**, Pepaj Properties, LLC, the owner of approximately  
22 3.36± acres located in Council District 10 at 6826 Richardson Road,  
23 at the northern corner of the intersection of New Kings Road and  
24 Richardson Road (R.E. No(s). 041512-0000), as more particularly  
25 described in **Exhibit 1**, dated September 25, 2024, and graphically  
26 depicted in **Exhibit 2**, both of which are attached hereto (the "Subject  
27 Property"), has applied for a rezoning and reclassification of the  
28 Subject Property from Planned Unit Development (PUD) District (2005-  
29 120-E) to Planned Unit Development (PUD) District, as described in  
30 Section 1 below; and

31 **WHEREAS**, the Planning Commission, acting as the local planning

1 agency, has reviewed the application and made an advisory  
2 recommendation to the Council; and

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

5 **WHEREAS**, the Council finds that such rezoning is: (1)  
6 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,  
7 objectives and policies of the *2045 Comprehensive Plan*; and (3) is  
8 not in conflict with any portion of the City's land use regulations;  
9 and

10 **WHEREAS**, the Council finds the proposed rezoning does not  
11 adversely affect the orderly development of the City as embodied in  
12 the Zoning Code; will not adversely affect the health and safety of  
13 residents in the area; will not be detrimental to the natural  
14 environment or to the use or development of the adjacent properties  
15 in the general neighborhood; and will accomplish the objectives and  
16 meet the standards of Section 656.340 (Planned Unit Development) of  
17 the Zoning Code; now therefore

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

19 **Section 1. Property Rezoned.** The Subject Property is  
20 hereby rezoned and reclassified from Planned Unit Development (PUD)  
21 District (2005-120-E) to Planned Unit Development (PUD) District.  
22 This new PUD district shall generally permit a maximum of 40  
23 townhomes, and is described, shown and subject to the following  
24 documents, attached hereto:

25 **Exhibit 1** - Legal Description dated September 25, 2024.

26 **Exhibit 2** - Subject Property per P&DD.

27 **Revised Exhibit 3** - Revised Written Description dated December 19,  
28 2024.

29 **Revised Exhibit 4** - Revised Site Plan dated December 19, 2024.

30 **Section 2. Rezoning Approved Subject to Condition.** This  
31 rezoning is approved subject to the following condition. Such

1 condition controls over the Written Description and the Site Plan and  
2 may only be amended through a rezoning:

3 (1) All units shall initially be offered as a for sale product.

4 **Section 3. Owner and Description.** The Subject Property is  
5 owned by Pepaj Properties, LLC, and is legally described in **Exhibit**  
6 **1**, attached hereto. The applicant is Michael Herberg, 12483 Aladdin  
7 Road, Jacksonville, Florida, 32223; (904) 731-8806.

8 **Section 4. Disclaimer.** The rezoning granted herein shall  
9 **not** be construed as an exemption from any other applicable local,  
10 state, or federal laws, regulations, requirements, permits or  
11 approvals. All other applicable local, state or federal permits or  
12 approvals shall be obtained before commencement of the development  
13 or use and issuance of this rezoning is based upon acknowledgement,  
14 representation and confirmation made by the applicant(s), owners(s),  
15 developer(s) and/or any authorized agent(s) or designee(s) that the  
16 subject business, development and/or use will be operated in strict  
17 compliance with all laws. Issuance of this rezoning does **not** approve,  
18 promote or condone any practice or act that is prohibited or  
19 restricted by any federal, state or local laws.

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

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25 Form Approved:

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27           /s/ Dylan Reingold          

28 Office of General Counsel

29 Legislation Prepared By: Andrew Hetzel

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