

Introduced by the Land Use and Zoning Committee:

## **ORDINANCE 2026-60**

AN ORDINANCE REZONING APPROXIMATELY 1.28± ACRES LOCATED IN COUNCIL DISTRICT 2 AT 10028 HECKSCHER DRIVE, EAST OF HECKSCHER DRIVE AND NORTH OF FT. GEORGE ROAD, (R.E. NO(S). 169158-0010), AS DESCRIBED HEREIN, OWNED BY JORGE RIVERA, FROM COMMERCIAL COMMUNITY/GENERAL-2 (CCG-2) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO PERMIT COMMERCIAL STORAGE FACILITY, GENERALLY, FOR FAMILY AND PERSONAL USE, BUT COMMERCIAL IN NATURE, AS DESCRIBED IN THE 10028 HECKSCHER DRIVE PUD; PROVIDING A DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, Jorge Rivera, the owner of approximately 1.28± acres located in Council District 2 at 10028 Heckscher Drive, east of Heckscher Drive and north of Ft. George Road (R.E. No(s). 169158-0010), as more particularly described in **Exhibit 1**, dated September 19, 2025, and graphically depicted in **Exhibit 2**, both of which are attached hereto (the "Subject Property"), has applied for a rezoning and reclassification of the Subject Property from Commercial Community/General-2 (CCG-2) District to Planned Unit Development (PUD) District, as described in Section 1 below; and

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

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

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

18       **Section 1.       Property Rezoned.**      The Subject Property is  
19 hereby rezoned and reclassified from Commercial Community/General-2  
20 (CCG-2) District to Planned Unit Development (PUD) District. This new  
21 PUD district shall generally permit commercial storage facility,  
22 generally, for family and personal use, but commercial in nature, and  
23 is described, shown and subject to the following documents, attached  
24 hereto:

25       **Exhibit 1** - Legal Description dated September 19, 2025.

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

27       **Exhibit 3** - Written Description dated December 23, 2025.

28       **Exhibit 4** - Site Plan dated August 18, 2025.

29       **Section 2.       Owner and Description.**      The Subject Property is  
30 owned by Jorge Rivera and is legally described in **Exhibit 1**, attached  
31 hereto. The applicant is Paul Harden, Esq., 1431 Riverplace Boulevard,

Suite 901, Jacksonville, Florida, 32207; (904) 396-5731.

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

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

Form Approved:

/s/ Dylan Reingold

## Office of General Counsel

Legislation Prepared By: Kaysie Cox

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