

1 Introduced by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2024-917**

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;
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.
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 **Exhibit 3** - Written Description dated September 1, 2024.

28 **Exhibit 4** - Site Plan dated July 5, 2024.

29 **Section 2. Owner and Description.** The Subject Property is
30 owned by Pepaj Properties, LLC, and is legally described in **Exhibit**
31 **1**, attached hereto. The applicant is Michael Herberg, 12483 Aladdin

1 Road, Jacksonville, Florida, 32223; (904) 731-8806.

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

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

18
19 Form Approved:

20
21 /s/ Dylan Reingold

22 Office of General Counsel

23 Legislation Prepared By: Andrew Hetzel

24 GC-#1658749-v1-2024-917_(Z-5859).docx