

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

4 **ORDINANCE 2026-60-E**

5 AN ORDINANCE REZONING APPROXIMATELY 1.28± ACRES
6 LOCATED IN COUNCIL DISTRICT 2 AT 10028 HECKSCHER
7 DRIVE, EAST OF HECKSCHER DRIVE AND NORTH OF FT.
8 GEORGE ROAD, (R.E. NO(S). 169158-0010), AS
9 DESCRIBED HEREIN, OWNED BY JORGE RIVERA, FROM
10 COMMERCIAL COMMUNITY/GENERAL-2 (CCG-2) DISTRICT
11 TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
13 PERMIT COMMERCIAL STORAGE FACILITY, GENERALLY,
14 FOR FAMILY AND PERSONAL USE, BUT COMMERCIAL IN
15 NATURE, AS DESCRIBED IN THE 10028 HECKSCHER DRIVE
16 PUD; PUD SUBJECT TO CONDITION; PROVIDING A
17 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
18 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
19 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
20

21 **WHEREAS**, Jorge Rivera, the owner of approximately 1.28± acres
22 located in Council District 2 at 10028 Heckscher Drive, east of
23 Heckscher Drive and north of Ft. George Road (R.E. No(s). 169158-
24 0010), as more particularly described in **Exhibit 1**, dated September
25 19, 2025, and graphically depicted in **Exhibit 2**, both of which are
26 attached hereto (the "Subject Property"), has applied for a rezoning
27 and reclassification of the Subject Property from Commercial
28 Community/General-2 (CCG-2) District to Planned Unit Development
29 (PUD) District, as described in Section 1 below; and

30 **WHEREAS**, the Planning Commission, acting as the local planning
31 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 **Revised Exhibit 3** - Revised Written Description dated March 17,
28 2026.

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

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) The casitas cannot have a separate kitchen.

4 **Section 3. Owner and Description.** The Subject Property is
5 owned by Jorge Rivera and is legally described in **Exhibit 1**, attached
6 hereto. The applicant is Paul Harden, Esq., 1431 Riverplace Boulevard,
7 Suite 901, Jacksonville, Florida, 32207; (904) 396-5731.

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.

24
25 Form Approved:

26
27 /s/ Dylan Reingold

28 Office of General Counsel
29 Legislation Prepared By: Kaysie Cox