

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-21**

5 AN ORDINANCE REZONING APPROXIMATELY 0.84± ACRES
6 LOCATED IN COUNCIL DISTRICT 9 AT 7151 DUNSON
7 ROAD, BETWEEN INTERSTATE-295 AND BLANDING
8 BOULEVARD (R.E. NO. 015926-0000), AS DESCRIBED
9 HEREIN, OWNED BY ESQUIRE TRUSTEE SERVICE, LLC,
10 AS TRUSTEE OF THE DUNSON ROAD LAND TRUST #7151
11 DATED JULY 14, 2021, FROM RESIDENTIAL RURAL-ACRE
12 (RR-ACRE) DISTRICT TO RESIDENTIAL LOW DENSITY-60
13 (RLD-60) DISTRICT, AS DEFINED AND CLASSIFIED
14 UNDER THE ZONING CODE; PROVIDING A DISCLAIMER
15 THAT THE REZONING GRANTED HEREIN SHALL NOT BE
16 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
17 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
18

19 **WHEREAS**, Esquire Trustee Service, LLC, as Trustee of the Dunson
20 Road Land Trust #7151 dated July 14, 2021, the owner of approximately
21 0.84± acres located in Council District 9 at 7151 Dunson Road, between
22 Interstate-295 and Blanding Boulevard (R.E. No. 015926-0000), as more
23 particularly described in **Exhibit 1**, dated November 17, 2021, and
24 graphically depicted in **Exhibit 2**, both of which are **attached hereto**
25 (the "Subject Property"), has applied for a rezoning and
26 reclassification of the Subject Property from Residential Rural-Acre
27 (RR-Acre) District to Residential Low Density-60 (RMD-60) District;
28 and

29 **WHEREAS**, the Planning and Development Department has considered
30 the application and has rendered an advisory recommendation; 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 (LUZ) Committee, after due
4 notice, held a public hearing and made its recommendation to the
5 Council; and

6 **WHEREAS**, taking into consideration the above recommendations and
7 all other evidence entered into the record and testimony taken at the
8 public hearings, the Council finds that such rezoning: (1) is
9 consistent with the *2030 Comprehensive Plan*; (2) furthers the goals,
10 objectives and policies of the *2030 Comprehensive Plan*; and (3) is
11 not in conflict with any portion of the City's land use regulations;
12 now, therefore

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

14 **Section 1. Property Rezoned.** The Subject Property is
15 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)
16 District to Residential Low Density-60 (RLD-60) District, as defined
17 and classified under the Zoning Code, City of Jacksonville, Florida.

18 **Section 2. Owner and Description.** The Subject Property is
19 owned by Esquire Trustee Service, LLC, as Trustee of the Dunson Road
20 Land Trust #7151 dated July 14, 2021, and is described in **Exhibit 1,**
21 **attached hereto.** The applicant is Evin Herzberg, 12483 Aladdin Road,
22 Jacksonville, Florida 32223; (904) 625-7431.

23 **Section 3. Disclaimer.** The rezoning granted herein shall
24 **not** be construed as an exemption from any other applicable local,
25 state, or federal laws, regulations, requirements, permits or
26 approvals. All other applicable local, state or federal permits or
27 approvals shall be obtained before commencement of the development
28 or use and issuance of this rezoning is based upon acknowledgement,
29 representation and confirmation made by the applicant(s), owners(s),
30 developer(s) and/or any authorized agent(s) or designee(s) that the
31 subject business, development and/or use will be operated in strict

1 compliance with all laws. Issuance of this rezoning does not approve,
2 promote or condone any practice or act that is prohibited or
3 restricted by any federal, state or local laws.

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

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9 Form Approved:

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11 /s/ Mary E. Staffopoulos

12 Office of General Counsel

13 Legislation Prepared By: Connor Corrigan

14 GC-#1471937-v2-2022-21_(Z-3821)