

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2023-655**

5 AN ORDINANCE REZONING APPROXIMATELY 3.94± ACRES  
6 LOCATED IN COUNCIL DISTRICT 14 AT 8533 MALAGA  
7 AVENUE AND 3700 COLLINS ROAD, BETWEEN COLLINS  
8 ROAD AND CARMONA STREET (R.E. NOS. 100396-0000  
9 AND 100397-0000), OWNED BY THE RUDDER CLUB OF  
10 JACKSONVILLE, INC., AS DESCRIBED HEREIN, FROM  
11 RESIDENTIAL LOW DENSITY-60 (RLD-60) DISTRICT TO  
12 RECREATION AND OPEN SPACE (ROS) DISTRICT, AS  
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE,  
14 PURSUANT TO FUTURE LAND USE MAP SERIES SMALL-  
15 SCALE AMENDMENT APPLICATION NUMBER L-5849-23C;  
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.  
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21 **WHEREAS**, the City of Jacksonville adopted a Small-Scale  
22 Amendment to the *2045 Comprehensive Plan* for the purpose of revising  
23 portions of the Future Land Use Map series (FLUMs) in order to ensure  
24 the accuracy and internal consistency of the plan, pursuant to  
25 companion application L-5849-23C; and

26 **WHEREAS**, in order to ensure consistency of zoning district with  
27 the *2045 Comprehensive Plan* and the adopted companion Small-Scale  
28 Amendment L-5849-23C, an application to rezone and reclassify from  
29 Residential Low Density-60 (RLD-60) District to Recreation and Open  
30 Space (ROS) District was filed by Michael Herzberg on behalf of the  
31 owner of approximately 3.94± acres of certain real property in Council

1 District 14, as more particularly described in Section 1; and

2 **WHEREAS**, the Planning and Development Department, in order to  
3 ensure consistency of this zoning district with the *2045 Comprehensive*  
4 *Plan*, has considered the rezoning and has rendered an advisory  
5 opinion; and

6 **WHEREAS**, the Planning Commission has considered the application  
7 and has rendered an advisory opinion; and

8 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due  
9 notice, held a public hearing and made its recommendation to the  
10 Council; and

11 **WHEREAS**, the City Council, after due notice, held a public  
12 hearing, and taking into consideration the above recommendations as  
13 well as all oral and written comments received during the public  
14 hearings, the Council finds that such rezoning is consistent with the  
15 *2045 Comprehensive Plan* adopted under the comprehensive planning  
16 ordinance for future development of the City of Jacksonville; now,  
17 therefore

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

19 **Section 1. Subject Property Location and Description.** The  
20 approximately 3.94± acres are located in Council District 14 at 8533  
21 Malaga Avenue and 3700 Collins Road, between Collins Road and Carmona  
22 Street (R.E. Nos. 100396-0000 and 100397-0000), as more particularly  
23 described in **Exhibit 1**, dated June 30, 2023, and graphically depicted  
24 in **Exhibit 2**, both of which are attached hereto and incorporated  
25 herein by this reference (the "Subject Property").

26 **Section 2. Owner and Applicant Description.** The Subject  
27 Property is owned by The Rudder Club of Jacksonville, Inc. The  
28 applicant is Michael Herzberg, 12483 Aladdin Road, Jacksonville,  
29 Florida 32223; (904) 731-8806.

30 **Section 3. Property Rezoned.** The Subject Property,  
31 pursuant to adopted companion Small-Scale Amendment Application L-

1 5849-23C, is hereby rezoned and reclassified from Residential Low  
2 Density-60 (RLD-60) District to Recreation and Open Space (ROS)  
3 District.

4 **Section 4. Contingency.** This rezoning shall not become  
5 effective until thirty-one (31) days after adoption of the companion  
6 Small-Scale Amendment; and further provided that if the companion  
7 Small-Scale Amendment is challenged by the state land planning agency,  
8 this rezoning shall not become effective until the state land planning  
9 agency or the Administration Commission issues a final order  
10 determining the companion Small-Scale Amendment is in compliance with  
11 Chapter 163, *Florida Statutes*.

12 **Section 5. Disclaimer.** The rezoning granted herein  
13 shall not be construed as an exemption from any other applicable  
14 local, state, or federal laws, regulations, requirements, permits or  
15 approvals. All other applicable local, state or federal permits or  
16 approvals shall be obtained before commencement of the development  
17 or use and issuance of this rezoning is based upon acknowledgement,  
18 representation and confirmation made by the applicant(s), owner(s),  
19 developer(s) and/or any authorized agent(s) or designee(s) that the  
20 subject business, development and/or use will be operated in strict  
21 compliance with all laws. Issuance of this rezoning does not approve,  
22 promote or condone any practice or act that is prohibited or  
23 restricted by any federal, state or local laws.

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

1 Form Approved:

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3           /s/  Mary E. Staffopoulos          

4 Office of General Counsel

5 Legislation Prepared By: Connor Corrigan

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