

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2024-412**

5 AN ORDINANCE REZONING APPROXIMATELY 3.0± ACRES
6 LOCATED IN COUNCIL DISTRICT 2 AT 1249 ST. JOHNS
7 BLUFF ROAD NORTH (R.E. NO(S). 161801-0030), AS
8 DESCRIBED HEREIN, OWNED BY TEMPLE HOLDINGS, LLC,
9 FROM INDUSTRIAL BUSINESS PARK (IBP) DISTRICT TO
10 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
11 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
12 PERMIT A POOL CONTRACTOR'S OFFICE WITH PARKING
13 OF RELATED HEAVY EQUIPMENT AND MATERIALS AND
14 CERTAIN OTHER INDUSTRIAL BUSINESS PARK ALLOWED
15 USES, AS DESCRIBED IN THE TEMPOOL PUD; PROVIDING
16 A DISCLAIMER THAT THE REZONING GRANTED HEREIN
17 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
18 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
19 DATE.
20

21 **WHEREAS**, Temple Holdings, LLC, the owner of approximately 3.0±
22 acres located in Council District 2 at 1249 St. Johns Bluff Road
23 North (R.E. No(s). 161801-0030), as more particularly described in
24 **Exhibit 1**, dated April 17, 2024, and graphically depicted in **Exhibit**
25 **2**, both of which are attached hereto (the "Subject Property"), has
26 applied for a rezoning and reclassification of the Subject Property
27 from Industrial Business Park (IBP) District to Planned Unit
28 Development (PUD) District, as described in Section 1 below; and

29 **WHEREAS**, the Planning Commission, acting as the local planning
30 agency, has reviewed the application and made an advisory
31 recommendation to the Council; and

1 **WHEREAS**, the Land Use and Zoning Committee, after due notice
2 and public hearing, has made its recommendation to the Council; and

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

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

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

17 **Section 1. Property Rezoned.** The Subject Property is
18 hereby rezoned and reclassified from Industrial Business Park (IBP)
19 District to Planned Unit Development (PUD) District. This new PUD
20 district shall generally permit a pool contractor's office with
21 parking of related heavy equipment and materials and certain other
22 industrial business park allowed uses, and is described, shown and
23 subject to the following documents, attached hereto:

24 **Exhibit 1** - Legal Description dated April 17, 2024.

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

26 **Exhibit 3** - Written Description dated April 17, 2024.

27 **Exhibit 4** - Site Plan dated April, 17, 2024.

28 **Section 2. Owner and Description.** The Subject Property is
29 owned by Temple Holdings, LLC, and is legally described in **Exhibit**
30 **1**, attached hereto. The applicant is Michael Herzberg, 12483 Aladdin
31 Road, Jacksonville, Florida 32223; (904) 731-8806.

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

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

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18 Form Approved:

19
20 /s/ Dylan Reingold

21 Office of General Counsel

22 Legislation Prepared By: Caroline Fulton

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