

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2023-534-E**

5 AN ORDINANCE DENYING REZONING APPROXIMATELY  
6 3.08± ACRES, LOCATED IN COUNCIL DISTRICT 10 AT  
7 6826 RICHARDSON ROAD, BETWEEN NEW KINGS ROAD AND  
8 RICHARDSON ROAD (R.E. NO. 041512-0000), AS  
9 DESCRIBED HEREIN, OWNED BY PARK & GO TRUCK  
10 STORAGE, LLC, FROM PLANNED UNIT DEVELOPMENT  
11 (PUD) DISTRICT (2005-120-E) TO PLANNED UNIT  
12 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT AN  
14 AUTOMOBILE SERVICE STATION AND RECREATIONAL  
15 VEHICLE AND SELF-STORAGE USES, AS DESCRIBED IN  
16 THE RICHARDSON ROAD PUD, PURSUANT TO FUTURE LAND  
17 USE MAP SERIES (FLUMS) SMALL-SCALE AMENDMENT  
18 APPLICATION NUMBER L-5823-23C; PROVIDING FOR  
19 NOTICE; PROVIDING AN EFFECTIVE DATE.  
20

21 **WHEREAS**, in order to ensure consistency of zoning district with  
22 the *2045 Comprehensive Plan* and the proposed companion Small-Scale  
23 Amendment L-5823-23C, an application to rezone and reclassify from  
24 Planned Unit Development (PUD) District (2005-120-E) to Planned Unit  
25 Development (PUD) District was filed by Lyudmyla Kolyesnik, Esq. on  
26 behalf of the owner of approximately 3.08± acres of certain real  
27 property in Council District 10, as more particularly described in  
28 Section 1; and

29 **WHEREAS**, the Planning and Development Department, in order to  
30 ensure consistency of this zoning district with the *2045 Comprehensive*  
31 *Plan*, has considered the rezoning and has rendered an advisory

1 opinion; and

2       **WHEREAS**, the Planning Commission has considered the application  
3 and has rendered an advisory opinion; and

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

6       **WHEREAS**, the City Council, after due notice, held a public  
7 hearing, and taking into consideration the above recommendations as  
8 well as all oral and written comments received during the public  
9 hearings, the Council finds that such rezoning is not consistent with  
10 the *2045 Comprehensive Plan* adopted under the comprehensive planning  
11 ordinance for future development of the City of Jacksonville; now,  
12 therefore

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

14       **Section 1. Subject Property Location and Description.** The  
15 approximately 3.08± acres are located in Council District 10 at 6826  
16 Richardson Road, between New Kings Road and Richardson Road (R.E. No.  
17 041512-0000), as more particularly described in **Exhibit 1**, dated  
18 April 6, 2023, and graphically depicted in **Exhibit 2**, both of which  
19 are attached hereto and incorporated herein by this reference (the  
20 "Subject Property").

21       **Section 2. Owner and Applicant Description.** The Subject  
22 Property is owned by Park & Go Truck Storage, LLC. The applicant is  
23 Lyudmyla Kolyesnik, Esq., 1548 Lancaster Terrace, Jacksonville,  
24 Florida 32204; (904) 355-0355.

25       **Section 3. Rezoning Denied.** Based on the competent,  
26 substantial evidence in the record, including the findings and  
27 conclusions of the Land Use and Zoning Committee, the Council hereby  
28 finds:

29       (1) This Ordinance shall serve as written notice to the  
30 property owner, Park & Go Truck Storage, LLC.

31       (2) The Council adopts the findings and conclusions in the

1 record of the Land Use and Zoning Committee meeting held on October  
2 17, 2023.

3 (3) The application for rezoning and reclassification of the  
4 Subject Property from Planned Unit Development (PUD) District (2005-  
5 120-E) to Planned Unit Development (PUD) District does not meet the  
6 criteria for rezoning in Section 656.125, *Ordinance Code*, and Section  
7 656.341, *Ordinance Code*, and maintaining the current zoning district  
8 accomplishes a legitimate public purpose as defined in Section  
9 656.125, *Ordinance Code*.

10 Therefore, the application to rezone and reclassify the Subject  
11 Property from Planned Unit Development (PUD) District (2005-120-E)  
12 to Planned Unit Development (PUD) District is hereby denied.

13 **Section 4. Notice.** Legislative Services is hereby directed  
14 to mail a certified copy of this Ordinance, as enacted, to the owner  
15 of the Subject Property, the applicant, and any other persons who  
16 testified before the City Council and/or the Land Use and Zoning  
17 Committee.

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

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23 Form Approved:

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25           /s/ Mary E. Staffopoulos          

26 Office of General Counsel

27 Legislation Prepared By: Bruce Lewis

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