

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-400-E**

5 AN ORDINANCE REZONING APPROXIMATELY 4.63± ACRES  
6 LOCATED IN COUNCIL DISTRICT 8 AT 15453 MAIN  
7 STREET NORTH (R.E. NO. 108295-0000), AS DESCRIBED  
8 HEREIN, OWNED BY SELF STORAGE PECAN PARK, LLC,  
9 FROM COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1)  
10 DISTRICT AND RESIDENTIAL LOW DENSITY-100A (RLD-  
11 100A) TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT,  
12 AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE,  
13 TO PERMIT A PERSONAL PROPERTY STORAGE FACILITY  
14 AND OFFICE AND COMMERCIAL USES, AS DESCRIBED IN  
15 THE PECAN PARK MIXED USE PUD; PURSUANT TO FUTURE  
16 LAND USE MAP SERIES SMALL-SCALE AMENDMENT  
17 APPLICATION NUMBER L-5934-24C; PROVIDING A  
18 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL  
19 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
20 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
21

22 **WHEREAS,** the City of Jacksonville adopted a Small-Scale  
23 Amendment to the *2045 Comprehensive Plan* for the purpose of revising  
24 portions of the Future Land Use Map series (FLUMs) in order to ensure  
25 the accuracy and internal consistency of the plan, pursuant to  
26 companion application L-5934-24C; and

27 **WHEREAS,** in order to ensure consistency of zoning district  
28 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale  
29 Amendment L-5934-24C, an application to rezone and reclassify from  
30 Commercial Community/General-1 (CCG-1) District and Residential Low  
31 Density-100A (RLD-100A) to Planned Unit Development (PUD) District

1 was filed by Paul M. Harden, Esq. on behalf of the owner of  
2 approximately 4.63± acres of certain real property in Council District  
3 8, as more particularly described in Section 1; and

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

8 **WHEREAS,** the Planning Commission has considered the  
9 application and has rendered an advisory opinion; and

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

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

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

21 **Section 1. Subject Property Location and Description.** The  
22 approximately 4.63± acres are located in Council District 8 at 15453  
23 Main Street North (R.E. No. 108295-0000), as more particularly  
24 described in **Exhibit 1**, dated March 26, 2024, and graphically depicted  
25 in **Exhibit 2**, both of which are attached hereto and incorporated  
26 herein by this reference (the "Subject Property").

27 **Section 2. Owner and Applicant Description.** The Subject  
28 Property is owned by Self Storage Pecan Park, LLC. The applicant is  
29 Paul M. Harden, Esq., 1431 Riverplace Boulevard, Suite 901,  
30 Jacksonville, Florida 32207; (904) 396-5731.

31 **Section 3. Property Rezoned.** The Subject Property is

hereby rezoned and reclassified from Commercial Community/General-1 (CCG-1) District and Residential Low Density-100A (RLD-100A) to Planned Unit Development (PUD) District. This new PUD district shall generally permit a personal property storage facility and office and commercial uses, and is described, shown and subject to the following documents, attached hereto:

**Exhibit 1** - Legal Description dated March 13, 2024.

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

**Exhibit 3** - Written Description dated April 1, 2024.

**Exhibit 4** - Site Plan dated March 28, 2024.

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

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

**Section 6. Effective Date.** The enactment of this Ordinance

1 shall be deemed to constitute a quasi-judicial action of the City  
2 Council and shall become effective upon signature by the Council  
3 President and Council Secretary.

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5 Form Approved:

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7           /s/ Dylan Reingold          

8 Office of General Counsel

9 Legislation Prepared By: Connor Corrigan

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