

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2024-484**

5 AN ORDINANCE REZONING APPROXIMATELY 5.05± ACRES
6 LOCATED IN COUNCIL DISTRICT 12 AT 9985 103RD
7 STREET ON THE NORTH SIDE OF 103RD STREET, EAST OF
8 CONNIE JEAN ROAD (R.E. NO. 012989-0020), AS
9 DESCRIBED HEREIN, OWNED BY NEW AGE PROPERTIES,
10 LLC, FROM COMMERCIAL COMMUNITY/GENERAL-2 (CCG-2)
11 AND PLANNED UNIT DEVELOPMENT (PUD) DISTRICT
12 (2008-0714-E) TO PLANNED UNIT DEVELOPMENT (PUD)
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
14 ZONING CODE, TO PERMIT WASHING, STORING AND
15 MAINTENANCE OF TRUCKS AND OTHER COMMERCIAL USES;
16 AS DESCRIBED IN THE FCC ENVIRONMENTAL SERVICES
17 PUD; PROVIDING A DISCLAIMER THAT THE REZONING
18 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
19 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
20 PROVIDING AN EFFECTIVE DATE.
21

22 **WHEREAS**, New Age Properties, LLC, the owner of approximately
23 5.05± acres located in Council District 12 at 9985 103rd Street on the
24 north side of 103rd Street, east of Connie Jean Road (R.E. No. 012989-
25 0020), as more particularly described in **Exhibit 1**, dated April 23,
26 2024, and graphically depicted in **Exhibit 2**, both of which are
27 attached hereto (the "Subject Property"), has applied for a rezoning
28 and reclassification of the Subject Property from Commercial
29 Community/General-2 (CCG-2) and Planned Unit Development (PUD)
30 District (2008-0714-E) to Planned Unit Development (PUD) District,
31 as described in Section 1 below; and

1 **WHEREAS**, the Planning Commission, acting as the local planning
2 agency, has reviewed the application and made an advisory
3 recommendation to the Council; and

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

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

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

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

20 **Section 1. Property Rezoned.** The Subject Property is
21 hereby rezoned and reclassified from Commercial Community/General-2
22 (CCG-2) and Planned Unit Development (PUD) District (2008-0714-E) to
23 Planned Unit Development (PUD) District. This new PUD district shall
24 generally permit washing, storing and maintenance of trucks and other
25 commercial uses and is described, shown and subject to the following
26 documents, attached hereto:

27 **Exhibit 1** - Legal Description dated April 23, 2024.

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

29 **Exhibit 3** - Written Description dated April 4, 2024.

30 **Exhibit 4** - Site Plan dated February 14, 2024.

31 **Section 2. Owner and Description.** The Subject Property is

1 owned by New Age Properties, LLC, and is legally described in **Exhibit**
2 **1**, attached hereto. The applicant is Michael Herzberg, 12483 Aladdin
3 Road, Jacksonville, Florida 32223; (904) 731-8806.

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

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

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22 Form Approved:

23
24 /s/ Dylan Reingold

25 Office of General Counsel

26 Legislation Prepared By: Kaysie Cox

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