

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2023-425**

5 AN ORDINANCE REZONING APPROXIMATELY 0.52± ACRES  
6 LOCATED IN COUNCIL DISTRICT 1 AT 0 DAMES POINT  
7 CROSSING BOULEVARD, BETWEEN MERRILL ROAD AND  
8 DAMES POINT CROSSING BOULEVARD NORTH (R.E. NO.  
9 112897-1545), AS DESCRIBED HEREIN, OWNED BY  
10 AUTOZIM LLC, FROM PLANNED UNIT DEVELOPMENT (PUD)  
11 DISTRICT (2003-192-E) TO PLANNED UNIT  
12 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
14 COMMERCIAL RETAIL SALES AND SERVICES AND  
15 WAREHOUSING USES, AS DESCRIBED IN THE DAMES POINT  
16 CROSSING AUTO PUD; PROVIDING A DISCLAIMER THAT  
17 THE REZONING GRANTED HEREIN SHALL NOT BE  
18 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
19 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
20

21 **WHEREAS**, Autozim LLC, the owner of approximately 0.52± acres  
22 located in Council District 1 at 0 Dames Point Crossing Boulevard,  
23 between Merrill Road and Dames Point Crossing Boulevard North (R.E.  
24 No. 112897-1545), as more particularly described in **Exhibit 1**, dated  
25 April 24, 2023, and graphically depicted in **Exhibit 2**, both of which  
26 are attached hereto (the "Subject Property"), has applied for a  
27 rezoning and reclassification of the Subject Property from Planned  
28 Unit Development (PUD) District (2003-192-E) to Planned Unit  
29 Development (PUD) District, as described in Section 1 below; and

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

1 recommendation to the Council; and

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

4       **WHEREAS**, the Council finds that such rezoning is: (1) consistent  
5 with the *2045 Comprehensive Plan*; (2) furthers the goals, objectives  
6 and policies of the *2045 Comprehensive Plan*; and (3) is not in  
7 conflict with any portion of the City's land use regulations; 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 Planned Unit Development (PUD)  
19 District (2003-192-E) to Planned Unit Development (PUD) District.  
20 This new PUD district shall generally permit commercial retail sales  
21 and services and warehousing uses, and is described, shown and subject  
22 to the following documents, attached hereto:

23 **Exhibit 1** - Legal Description dated April 24, 2023.

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

25 **Exhibit 3** - Written Description dated April 24, 2023.

26 **Exhibit 4** - Site Plan dated April 24, 2023.

27       **Section 2.       Owner and Description.**       The Subject Property is  
28 owned by Autozim LLC, and is legally described in **Exhibit 1**, attached  
29 hereto.       The applicant is Charles Blumstein, Esq., Post Office Box  
30 330583, Atlantic Beach, Florida 32233; (904) 386-0704.

31       **Section 3.       Disclaimer.**       The rezoning granted herein shall

