

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2023-429-E**

5 AN ORDINANCE REZONING APPROXIMATELY 1.08± ACRES  
6 LOCATED IN COUNCIL DISTRICT 2 AT 10606 SALTZMAN  
7 TERRACE, BETWEEN AIRPORT TERRACE DRIVE AND  
8 ATLANTIC BOULEVARD (R.E. NO. 163198-0180), AS  
9 DESCRIBED HEREIN, OWNED BY NOAL LLC, AS TRUSTEE  
10 OF THE 10606 SALTZMAN TERRACE LAND TRUST U/A/D  
11 OCTOBER 11, 2011, FROM COMMERCIAL, RESIDENTIAL  
12 AND OFFICE (CRO) DISTRICT TO RESIDENTIAL MEDIUM  
13 DENSITY-D (RMD-D) DISTRICT, AS DEFINED AND  
14 CLASSIFIED UNDER THE ZONING CODE; PROVIDING A  
15 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL  
16 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
17 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
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19 **WHEREAS**, NOAL LLC, as Trustee of the 10606 Saltzman Terrace Land  
20 Trust U/A/D October 11, 2011, the owner of approximately 1.08± acres  
21 located in Council District 2 at 10606 Saltzman Terrace, between  
22 Airport Terrace Drive and Atlantic Boulevard (R.E. No. 163198-0180),  
23 as more particularly described in **Exhibit 1**, dated April 24, 2023,  
24 and graphically depicted in **Exhibit 2**, both of which are attached  
25 hereto (the "Subject Property"), has applied for a rezoning and  
26 reclassification of the Subject Property from Commercial, Residential  
27 and Office (CRO) District to Residential Medium Density-D (RMD-D)  
28 District; and

29 **WHEREAS**, the Planning and Development Department has considered  
30 the application and has rendered an advisory recommendation; and

31 **WHEREAS**, the Planning Commission, acting as the local planning

1 agency, has reviewed the application and made an advisory  
2 recommendation to the Council; and

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

6 **WHEREAS**, taking into consideration the above recommendations and  
7 all other evidence entered into the record and testimony taken at the  
8 public hearings, the Council finds that such rezoning: (1) is  
9 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,  
10 objectives and policies of the *2045 Comprehensive Plan*; and (3) is  
11 not in conflict with any portion of the City's land use regulations;  
12 now, therefore

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

14 **Section 1. Property Rezoned.** The Subject Property is  
15 hereby rezoned and reclassified from Commercial, Residential and  
16 Office (CRO) District to Residential Medium Density-D (RMD-D)  
17 District, as defined and classified under the Zoning Code, City of  
18 Jacksonville, Florida.

19 **Section 2. Owner and Description.** The Subject Property is  
20 owned by NOAL LLC, as Trustee of the 10606 Saltzman Terrace Land  
21 Trust U/A/D October 11, 2011, and is legally described in **Exhibit 1**,  
22 attached hereto. The applicant is Curtis Hart, 8051 Tara Lane,  
23 Jacksonville, Florida 32216; (904) 993-5008.

24 **Section 3. Disclaimer.** The rezoning granted herein shall  
25 **not** be construed as an exemption from any other applicable local,  
26 state, or federal laws, regulations, requirements, permits or  
27 approvals. All other applicable local, state or federal permits or  
28 approvals shall be obtained before commencement of the development  
29 or use and issuance of this rezoning is based upon acknowledgement,  
30 representation and confirmation made by the applicant(s), owners(s),  
31 developer(s) and/or any authorized agent(s) or designee(s) that the

