

Introduced and amended by the Land Use and Zoning Committee:

**ORDINANCE 2023-425-E**

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

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

**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 Committee, after due notice  
4 and public hearing, has made its recommendation to the Council; and

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

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

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

19 **Section 1. Property Rezoned.** The Subject Property is  
20 hereby rezoned and reclassified from Planned Unit Development (PUD)  
21 District (2003-192-E) to Planned Unit Development (PUD) District.  
22 This new PUD district shall generally permit commercial retail sales  
23 and services and warehousing uses, and is described, shown and subject  
24 to the following documents, attached hereto:

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

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

27 **Revised Exhibit 3** - Revised Written Description dated November 1,  
28 2023.

29 **Revised Exhibit 4** - Revised Site Plan dated February 1, 2024.

30 **Section 2. Rezoning Approved Subject to Conditions.** This  
31 rezoning is approved subject to the following conditions. Such

1 conditions control over the Written Description and the Site Plan and  
2 may only be amended through a rezoning:

3 (1) Any applicable permitted use shall meet the additional  
4 performance standards outlined in Section 656.399.62.E.4 of the  
5 Zoning Code.

6 (2) The PUD and adjacent parcels may have cross access  
7 easements to share the proposed access points. The final location and  
8 number of access points is subject to review and approval by the  
9 City's Traffic Engineer and the Planning and Development Department.

10 (3) The maximum lot coverage for any lot within the development  
11 is 35%.

12 (4) There shall be no bay doors facing Dames Point Crossing  
13 Boulevard.

14 (5) This rezoning shall have no impact on any covenants and  
15 restrictions recorded pursuant to Ordinance 2003-192-E.

16 **Section 3. Owner and Description.** The Subject Property is  
17 owned by Autozim LLC, and is legally described in **Exhibit 1**, attached  
18 hereto. The applicant is Charles Blumstein, Esq., Post Office Box  
19 330583, Atlantic Beach, Florida 32233; (904) 386-0704.

20 **Section 4. Disclaimer.** The rezoning granted herein shall  
21 not be construed as an exemption from any other applicable local,  
22 state, or federal laws, regulations, requirements, permits or  
23 approvals. All other applicable local, state or federal permits or  
24 approvals shall be obtained before commencement of the development  
25 or use and issuance of this rezoning is based upon acknowledgement,  
26 representation and confirmation made by the applicant(s), owners(s),  
27 developer(s) and/or any authorized agent(s) or designee(s) that the  
28 subject business, development and/or use will be operated in strict  
29 compliance with all laws. Issuance of this rezoning does not approve,  
30 promote or condone any practice or act that is prohibited or  
31 restricted by any federal, state or local laws.

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

Form Approved:

          /s/ Mary E. Staffopoulos          

Office of General Counsel

Legislation Prepared By: Kaysie Cox

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