

Introduced and substituted by the Land Use and Zoning Committee:

ORDINANCE 2025-247-E

AN ORDINANCE REZONING APPROXIMATELY 7.53± ACRES
LOCATED IN COUNCIL DISTRICT 8 AT 0 BROWARD ROAD,
AT THE SOUTHEAST CORNER OF THE INTERSECTION OF
BROWARD ROAD AND ZOO PARKWAY (R.E. NO(S). 022106-
0000 AND 022125-0000), AS DESCRIBED HEREIN, OWNED
BY A-B DISTRIBUTORS, INC., FROM COMMERCIAL OFFICE
(CO) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
ZONING CODE, TO PERMIT STORAGE OF RECREATIONAL
VEHICLES, BOATS TRUCKS, TRAILERS AND SIMILAR
ITEMS AND COMMERCIAL USES; AS DESCRIBED IN THE
BROWARD ROAD PUD; 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, A-B Distributors, Inc., the owner of approximately
7.53± acres located in Council District 8 at 0 Broward Road, at the
southeast corner of the intersection of Broward Road and Zoo Parkway
(R.E. No(s). 022106-0000 and 022125-0000), as more particularly
described in **Revised Exhibit 1**, dated April 16, 2025, and graphically
depicted in **Revised Exhibit 2**, both of which are attached hereto (the
"Subject Property"), has applied for a rezoning and reclassification
of the Subject Property from Commercial Office (CO) District 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 Commercial Office (CO) District
21 to Planned Unit Development (PUD) District. This new PUD district
22 shall generally permit storage of recreational vehicles, boats
23 trucks, trailers and similar items and Commercial uses, and is
24 described, shown and subject to the following documents, attached
25 hereto:

26 **Revised Exhibit 1** - Legal Description dated April 16, 2025.

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

28 **Revised Exhibit 3** - Written Description dated May 28, 2025.

29 **Revised Exhibit 4** - Site Plan dated April 17, 2025.

30 **Section 2. Owner and Description.** The Subject Property is
31 owned by A-B Distributors, Inc., and is legally described in **Revised**

Exhibit 1, attached hereto. The applicant is Cyndy Trimmer, Esq., 1 Independent Drive, Suite 1200, Jacksonville, Florida, 32202; (904) 807-0185.

Section 3. 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 4. 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/ Dylan Reingold

Office of General Counsel

Legislation Prepared By: Connor Corrigan

GC-#1693028-v1-2025-247_(Substitute).docx