

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2022-109-E**

5 AN ORDINANCE REZONING APPROXIMATELY 18.10±  
6 ACRES, LOCATED IN COUNCIL DISTRICT 3 AT 0  
7 ATLANTIC BOULEVARD, 13457 ATLANTIC BOULEVARD,  
8 13493 ATLANTIC BOULEVARD AND 13475 ATLANTIC  
9 BOULEVARD (R.E. NOS. 167141-9705, 167141-9735,  
10 167141-9740, 167141-9745, 167141-9750 AND  
11 167141-9755), BETWEEN ATLANTIC BOULEVARD AND SAN  
12 PABLO ROAD NORTH, AS DESCRIBED HEREIN, OWNED BY  
13 HARBOUR VILLAGE STATION LLC, FROM PLANNED UNIT  
14 DEVELOPMENT (PUD) DISTRICT (2006-529-E) TO  
15 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
16 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
17 PERMIT COMMERCIAL USES, AS DESCRIBED IN THE  
18 HARBOUR VILLAGE PUD; PROVIDING A DISCLAIMER THAT  
19 THE REZONING GRANTED HEREIN SHALL NOT BE  
20 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
21 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
22

23 **WHEREAS**, Harbour Village Station LLC, the owner of approximately  
24 18.10± acres, located in Council District 3 at 0 Atlantic Boulevard,  
25 13457 Atlantic Boulevard, 13493 Atlantic Boulevard and 13475 Atlantic  
26 Boulevard, between Atlantic Boulevard and San Pablo Road North (R.E.  
27 Nos. 167141-9705, 167141-9735, 167141-9740, 167141-9745, 167141-9750  
28 and 167141-9755), and as more particularly described in **Exhibit 1**,  
29 dated December 9, 2021, and graphically depicted in **Exhibit 2**, both  
30 of which are **attached hereto** (the "Subject Property"), have applied

1 for a rezoning and reclassification of that property from Planned  
2 Unit Development (PUD) District (2006-529-E) to Planned Unit  
3 Development (PUD) District, as described in Section 1 below; and

4 **WHEREAS**, the Planning Commission has considered the application  
5 and has rendered an advisory opinion; and

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

8 **WHEREAS**, the Council finds that such rezoning is: (1) consistent  
9 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives  
10 and policies of the *2030 Comprehensive Plan*; and (3) is not in  
11 conflict with any portion of the City's land use regulations; and

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

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

21 **Section 1. Property Rezoned.** The Subject Property is  
22 hereby rezoned and reclassified from Planned Unit Development (PUD)  
23 District (2006-529-E) to Planned Unit Development (PUD) District.  
24 This new PUD district shall generally permit commercial uses, and is  
25 described, shown and subject to the following documents, **attached**  
26 **hereto:**

27 **Exhibit 1** - Legal Description dated December 9, 2021.

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

29 **Revised Exhibit 3** - Revised Written Description dated January 20,  
30 2022.

31 **Exhibit 4** - Site Plan dated September 1, 2021.

1           **Section 2.           Owner and Description.**       The Subject Property  
2 is owned by Harbour Village Station LLC, and is legally described in  
3 **Exhibit 1, attached hereto.** The applicant is Cyndy Trimmer, Esq., 1  
4 Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)  
5 807-0185.

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

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

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23 Form Approved:

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25           /s/ Mary E. Staffopoulos          

26 Office of General Counsel

27 Legislation Prepared By: Bruce Lewis

28 GC-#1493753-v1-2022-109-E