

1 Introduced by the Land Use and Zoning Committee:  
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3

4 **ORDINANCE 2025-247**

5 AN ORDINANCE REZONING APPROXIMATELY 3.52± ACRES  
6 LOCATED IN COUNCIL DISTRICT 8 AT 0 BROWARD ROAD,  
7 AT THE SOUTHEAST CORNER OF THE INTERSECTION OF  
8 BROWARD ROAD AND ZOO PARKWAY (R.E. NO(S). 022106-  
9 0000 AND A PORTION OF R.E. NO. 022125-0000), AS  
10 DESCRIBED HEREIN, OWNED BY A-B DISTRIBUTORS,  
11 INC., FROM COMMERCIAL OFFICE (CO) DISTRICT TO  
12 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
14 PERMIT STORAGE OF RECREATIONAL VEHICLES, BOATS  
15 TRUCKS, TRAILERS AND SIMILAR ITEMS AND COMMERCIAL  
16 USES; AS DESCRIBED IN THE BROWARD ROAD PUD;  
17 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
18 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
19 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
20 EFFECTIVE DATE.  
21

22 **WHEREAS,** A-B Distributors, Inc., the owner of approximately  
23 3.52± acres located in Council District 8 at 0 Broward Road, at the  
24 southeast corner of the intersection of Broward Road and Zoo Parkway  
25 (R.E. No(s). 022106-0000 and a portion of R.E. No. 022125-0000), as  
26 more particularly described in **Exhibit 1**, dated January 24, 2025, and  
27 graphically depicted in **Exhibit 2**, both of which are attached hereto  
28 (the "Subject Property"), has applied for a rezoning and  
29 reclassification of the Subject Property from Commercial Office (CO)  
30 District to Planned Unit Development (PUD) District, as described in  
31 Section 1 below; and

1       **WHEREAS,** the Planning Commission, acting as the local planning  
2 agency, has reviewed the application and made an advisory  
3 recommendation to the Council; and

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

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

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

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

20       **Section 1. Property Rezoned.** The Subject Property is  
21 hereby rezoned and reclassified from Commercial Office (CO) District  
22 to Planned Unit Development (PUD) District. This new PUD district  
23 shall generally permit storage of recreational vehicles, boats  
24 trucks, trailers and similar items and Commercial uses, and is  
25 described, shown and subject to the following documents, attached  
26 hereto:

27 **Exhibit 1** - Legal Description dated January 24, 2025.

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

29 **Exhibit 3** - Written Description dated March 19, 2025.

30 **Exhibit 4** - Site Plan dated September 19, 2024.

31       **Section 2. Owner and Description.** The Subject Property is

owned by A-B Distributors, Inc., and is legally described in **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

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