

1 Introduced and amended by the Land Use and Zoning Committee:  
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3

4 **ORDINANCE 2025-4-E**

5 AN ORDINANCE REZONING APPROXIMATELY 71.76± ACRES  
6 LOCATED IN COUNCIL DISTRICT 11 AT 0 BAYMEADOWS  
7 ROAD, 0 FREEDOM COMMERCE PARKWAY, 0, 8375, 8381  
8 DIX ELLIS TRAIL; 8900, 8928, 8935 PROMINENCE  
9 PARKWAY; 8875 LIBERTY RIDGE DRIVE; 8880 FREEDOM  
10 COMMERCE TRAIL, BETWEEN BAYMEADOWS ROAD, PHILIPS  
11 HIGHWAY AND INTERSTATE-95 (R.E. NOS. 152683-  
12 0005, 152683-0280, 152683-0290, 152683-0580,  
13 152683-0700, 152690-0092, 152690-0096, 152690-  
14 0280, 152690-0290, 152690-0600, 152690-0650,  
15 152690-0700, 152690-0800, 152690-0900, AND  
16 152690-0950), AS DESCRIBED HEREIN, OWNED BY DFH  
17 PROMINENCE, LP, FROM PLANNED UNIT DEVELOPMENT  
18 (PUD) DISTRICT (1974-0982-0538, 1996-0017-E, AND  
19 2001-0228-E) TO PLANNED UNIT DEVELOPMENT (PUD)  
20 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
21 ZONING CODE, TO PERMIT OFFICE AND MULTI-FAMILY  
22 RESIDENTIAL DEVELOPMENT, AS DESCRIBED IN THE  
23 PROMINENCE PUD, PURSUANT TO FUTURE LAND USE MAP  
24 SERIES (FLUMS) LARGE-SCALE AMENDMENT APPLICATION  
25 L-5967-24A; PUD SUBJECT TO CONDITION; ADOPTING  
26 SIGN POSTING PLAN; PROVIDING CONTINGENCY;  
27 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
28 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
29 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
30 EFFECTIVE DATE.  
31

1           **WHEREAS**, the City of Jacksonville adopted a Large-Scale  
2 Amendment to its *Comprehensive Plan* for the purpose of revising  
3 portions of the Future Land Use Map Series (FLUMs) in order to ensure  
4 the accuracy and internal consistency of the plan, pursuant to  
5 Ordinance 2025-3-E; and

6           **WHEREAS**, in order to ensure consistency of the zoning district  
7 with the *2045 Comprehensive Plan* and Large-Scale Amendment L-5967-  
8 24A adopted by Ordinance 2025-3-E, an application to rezone and  
9 reclassify the property has been filed by Paul Harden, Esq. on behalf  
10 of the owner; and

11           **WHEREAS**, DFH Prominence, LP, the owner of approximately 71.76±  
12 acres located in Council District 11 at 0 Baymeadows Road, 0 Freedom  
13 Commerce Parkway, 0, 8375, 8381 Dix Ellis Trail; 8900, 8928, 8935  
14 Prominence Parkway; 8875 Liberty Ridge Drive; 8880 Freedom Commerce  
15 Trail, between Baymeadows Road, Philips Highway and Interstate-95  
16 (R.R. No(s). 152683-0005, 152683-0280, 152683-0290, 152683-0580,  
17 152683-0700, 152690-0092, 152690-0096, 152690-0280, 152690-0290,  
18 152690-0600, 152690-0650, 152690-0700, 152690-0800, 152690-0900, and  
19 152690-0950), as more particularly described in **Exhibit 1**, dated  
20 September 5, 2024, and graphically depicted in **Exhibit 2**, both of  
21 which are attached hereto (the "Subject Property"), has applied for  
22 a rezoning and reclassification of the Subject Property from Planned  
23 Unit Development (PUD) District (1974-0982-0538, 1996-0017-E, and  
24 2001-0228-E) to Planned Unit Development (PUD) District, as described  
25 in Section 1 below; and

26           **WHEREAS**, the Planning Commission, acting as the local planning  
27 agency, has reviewed the application and made an advisory  
28 recommendation to the Council; and

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

31           **WHEREAS**, the Council finds that such rezoning is: (1) consistent

1 with the *2045 Comprehensive Plan*; (2) furthers the goals, objectives  
2 and policies of the *2045 Comprehensive Plan*; and (3) is not in  
3 conflict with any portion of the City's land use regulations; and

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

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

13 **Section 1. Property Rezoned.** The Subject Property is  
14 hereby rezoned and reclassified from Planned Unit Development (PUD)  
15 District (1974-0982-0538, 1996-0017-E, and 2001-0228-E) to Planned  
16 Unit Development (PUD) District. This new PUD district shall  
17 generally permit office and multi-family residential development, and  
18 is described, shown and subject to the following documents, attached  
19 hereto:

20 **Exhibit 1** - Legal Description dated September 5, 2024.

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

22 **Exhibit 3** - Written Description dated December 19, 2024.

23 **Exhibit 4** - Site Plan dated December 19, 2024.

24 **Section 2. Rezoning Approved Subject to Condition.** This  
25 rezoning is approved subject to the following condition. Such  
26 condition controls over the Written Description and the Site Plan and  
27 may only be amended through a rezoning:

28 (1) A traffic study shall be provided at Civil Site Plan  
29 Review. The traffic study shall meet the requirements of the  
30 Land Development Procedures Manual Section 1.1.11 (January  
31 2024).

1           **Section 3.           Owner and Description.** The Subject Property is  
2 owned by DFH Prominence, LLP. The applicant is Paul Harden, Esq.,  
3 1431 Riverplace Boulevard, Suite 901, Jacksonville, Florida, 32207;  
4 (904) 396-5731.

5           **Section 4.           Adopting Sign Posting Plan Pursuant to Section**  
6 **656.124(c), Ordinance Code.** Pursuant to Section 656.124(c), Ordinance  
7 Code, the City Council hereby adopts the Sign Posting Plan attached  
8 hereto as **Exhibit 5**, and finds that the mailed letters and notices,  
9 and the Sign Posting Plan, have provided notice to all affected  
10 property owners in compliance with all state and local laws and  
11 regulations.

12           **Section 5. Contingency.** This rezoning shall not become effective  
13 until thirty-one (31) days after adoption of the companion Large-  
14 Scale Amendment; and further provided that if the companion Large-  
15 Scale Amendment is challenged by the state land planning agency, this  
16 rezoning shall not become effective until the state land planning  
17 agency or the Administration Commission issues a final order  
18 determining the companion Large-Scale Amendment is in compliance with  
19 Chapter 163, Florida Statutes.

20           **Section 6.           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.

1           **Section 7.           Effective Date.** The enactment of this Ordinance  
2 shall be deemed to constitute a quasi-judicial action of the City  
3 Council and shall become effective upon signature by the Council  
4 President and Council Secretary.

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6 Form Approved:

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8                     /s/ Dyland Reingold          

9 Office of General Counsel

10 Legislation Prepared By: Bruce Lewis

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