

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

4 **ORDINANCE 2022-149-E**

5 AN ORDINANCE REZONING APPROXIMATELY 8.85± ACRES  
6 LOCATED IN COUNCIL DISTRICT 8 AT 1057 BROWARD  
7 ROAD, BETWEEN ZOO PARKWAY AND CLARK ROAD (R.E.  
8 NO. 022106-0020), OWNED BY 1057 BROWARD LANDING  
9 LLC, AS DESCRIBED HEREIN, FROM COMMERCIAL  
10 COMMUNITY/GENERAL-1 (CCG-1) DISTRICT TO PLANNED  
11 UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
12 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
13 MULTI-FAMILY RESIDENTIAL AND COMMERCIAL USES, AS  
14 DESCRIBED IN 1057 BROWARD ROAD PUD, PURSUANT TO  
15 FUTURE LAND USE MAP SERIES (FLUMS) SMALL-SCALE  
16 AMENDMENT APPLICATION NUMBER L-5651-21C;  
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**, the City of Jacksonville adopted a Small-Scale  
23 Amendment to the *2030 Comprehensive Plan* for the purpose of revising  
24 portions of the Future Land Use Map series (FLUMs) in order to ensure  
25 the accuracy and internal consistency of the plan, pursuant to the  
26 companion land use application L-5651-21C; and

27 **WHEREAS**, in order to ensure consistency of zoning district with  
28 the *2030 Comprehensive Plan* and the adopted companion Small-Scale  
29 Amendment L-5651-21C, an application to rezone and reclassify from  
30 Commercial Community/General-1 (CCG-1) District to Planned Unit  
31 Development (PUD) District was filed by Paul Harden, Esq., on behalf

1 of the owner of approximately 8.85± acres of certain real property  
2 in Council District 8, as more particularly described in Section 1;  
3 and

4 **WHEREAS**, the Planning and Development Department, in order to  
5 ensure consistency of this zoning district with the *2030 Comprehensive*  
6 *Plan*, has considered the rezoning and has rendered an advisory  
7 opinion; and

8 **WHEREAS**, the Planning Commission has considered the application  
9 and has rendered an advisory opinion; and

10 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due  
11 notice, held a public hearing and made its recommendation to the  
12 Council; and

13 **WHEREAS**, the City Council, after due notice, held a public  
14 hearing, and taking into consideration the above recommendations as  
15 well as all oral and written comments received during the public  
16 hearings, the Council finds that such rezoning is consistent with the  
17 *2030 Comprehensive Plan* adopted under the comprehensive planning  
18 ordinance for future development of the City of Jacksonville; and

19 **WHEREAS**, the Council finds that the proposed PUD does not affect  
20 adversely the orderly development of the City as embodied in the  
21 *Zoning Code*; will not affect adversely the health and safety of  
22 residents in the area; will not be detrimental to the natural  
23 environment or to the use or development of the adjacent properties  
24 in the general neighborhood; and the proposed PUD will accomplish the  
25 objectives and meet the standards of Section 656.340 (Planned Unit  
26 Development) of the *Zoning Code* of the City of Jacksonville; now,  
27 therefore

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

29 **Section 1. Subject Property Location and Description.** The  
30 approximately 8.85± acres are located in Council District 8 at 1057  
31 Broward Road, between Zoo Parkway and Clark Road (R.E. No. 022106-

1 0020), as more particularly described in **Exhibit 1**, dated December  
2 15, and graphically depicted in **Exhibit 2**, both of which are **attached**  
3 **hereto** and incorporated herein by this reference (the "Subject  
4 Property").

5 **Section 2. Owner and Applicant Description.** The Subject  
6 Property is owned by 1057 Broward Landing LLC. The applicant is Paul  
7 Harden, Esq., 1431 Riverplace Boulevard, Suite 901, Jacksonville,  
8 Florida 32207; (904) 396-5731.

9 **Section 3. Property Rezoned.** The Subject Property,  
10 pursuant to adopted companion Small-Scale Amendment L-5651-21C, is  
11 hereby rezoned and reclassified from Commercial Community/General-1  
12 (CCG-1) District to Planned Unit Development (PUD) District. This  
13 new PUD district shall generally permit multi-family residential and  
14 commercial uses, and is described, shown and subject to the following  
15 documents, **attached hereto**:

16 **Exhibit 1** - Legal Description dated December 15, 2021.

17 **Exhibit 2** - Subject Property Map (prepared by P&DD).

18 **Revised Exhibit 3** - Revised Written Description dated April 19, 2022.

19 **Exhibit 4** - Site Plan dated October 30, 2020.

20 **Section 4. Contingency.** This rezoning shall not become  
21 effective until thirty-one (31) days after adoption of the companion  
22 Small-Scale Amendment unless challenged by the state land planning  
23 agency; and further provided that if the companion Small-Scale  
24 Amendment is challenged by the state land planning agency, this  
25 rezoning shall not become effective until the state land planning  
26 agency or the Administration Commission issues a final order  
27 determining the companion Small-Scale Amendment is in compliance with  
28 Chapter 163, *Florida Statutes*.

29 **Section 5. Disclaimer.** The rezoning granted herein  
30 shall not be construed as an exemption from any other applicable  
31 local, state, or federal laws, regulations, requirements, permits or

1 approvals. All other applicable local, state or federal permits or  
2 approvals shall be obtained before commencement of the development  
3 or use, and issuance of this rezoning is based upon acknowledgement,  
4 representation and confirmation made by the applicant(s), owner(s),  
5 developer(s) and/or any authorized agent(s) or designee(s) that the  
6 subject business, development and/or use will be operated in strict  
7 compliance with all laws. Issuance of this rezoning does not approve,  
8 promote or condone any practice or act that is prohibited or  
9 restricted by any federal, state or local laws.

10 **Section 6. Effective Date.** The enactment of this Ordinance  
11 shall be deemed to constitute a quasi-judicial action of the City  
12 Council and shall become effective upon signature by the Council  
13 President and the Council Secretary.

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15 Form Approved:

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17           /s/ Mary E. Staffopoulos          

18 Office of General Counsel

19 Legislation Prepared By: Connor Corrigan

20 GC-#1495888-v1-2022-149-E