

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2023-658**

5 AN ORDINANCE REZONING APPROXIMATELY 2,235± ACRES  
6 LOCATED IN COUNCIL DISTRICT 8 AT 0 BRADDOCK ROAD,  
7 14400 BRADDOCK ROAD, 0 LEM TURNER ROAD, 15170 LEM  
8 TURNER ROAD, 0 PARETE ROAD SOUTH, 0 YOUNIS ROAD  
9 WEST, AND 0 GERALD ROAD, BETWEEN PARETE ROAD  
10 SOUTH AND CONIFER COVE TRAIL, AS DESCRIBED  
11 HEREIN, OWNED BY WILLIAM R. BRADDOCK, ET AL.,  
12 FROM AGRICULTURE (AGR) DISTRICT TO PLANNED UNIT  
13 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
14 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT MIXED  
15 USE DEVELOPMENT PURSUANT TO SITE SPECIFIC POLICY  
16 4.3.18 OF THE FUTURE LAND USE ELEMENT OF THE 2045  
17 *COMPREHENSIVE PLAN*, AS DESCRIBED IN THE BRADDOCK  
18 FAMILY PARCEL PUD, PURSUANT TO FUTURE LAND USE  
19 MAP SERIES (FLUMS) LARGE-SCALE AMENDMENT  
20 APPLICATION L-5610-21A ADOPTED BY ORDINANCE  
21 2022-747-E; ADOPTING SIGN POSTING PLAN PURSUANT  
22 TO SECTION 656.124, *ORDINANCE CODE*; PROVIDING A  
23 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL  
24 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
25 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

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27 **WHEREAS**, the City of Jacksonville adopted a Large-Scale  
28 Amendment to its *Comprehensive Plan* for the purpose of revising  
29 portions of the Future Land Use Map Series (FLUMS) in order to ensure  
30 the accuracy and internal consistency of the plan, pursuant to  
31 Ordinance 2022-747-E; and

1           **WHEREAS**, in order to ensure consistency of the zoning district  
2 with the *2045 Comprehensive Plan* and Large-Scale Amendment L-5610-  
3 21A adopted by Ordinance 2022-747-E, an application to rezone and  
4 reclassify the property has been filed by Wyman Duggan, Esq. on behalf  
5 of the owners; and

6           **WHEREAS**, William R. Braddock, et al., the owners of  
7 approximately 2,235± acres located in Council District 8 at 0 Braddock  
8 Road, 14400 Braddock Road, 0 Lem Turner Road, 15170 Lem Turner Road,  
9 0 Parete Road South, 0 Younis Road West, and 0 Gerald Road, between  
10 Parete Road South and Conifer Cove Trail (R.E. Nos. 002474-0100,  
11 002475-0000, 002476-0000, 002477-0010, 002477-0100, 002480-0000,  
12 002480-0500, 019233-0000, 019234-0000, 019234-0100, 019234-0210,  
13 019234-0250, 019235-0000, 019236-0010, 019241-0010, 019241-0020,  
14 019245-0000, 019246-0000, 019247-0100, 019247-0200, 019247-0300,  
15 019248-0000, 019250-0000, 019250-0500, 019252-0000, 019254-0000,  
16 019254-1000, 019254-2000, 019254-3000, 019254-4000, 019254-5000,  
17 019255-0005, and 019437-0010), as more particularly described in  
18 **Exhibit 1**, dated September 27, 2021, and graphically depicted in  
19 **Exhibit 2**, both of which are attached hereto (the "Subject Property"),  
20 have applied for a rezoning and reclassification of the Subject  
21 Property from Agriculture (AGR) District to Planned Unit Development  
22 (PUD) District, as described in Section 1 below; and

23           **WHEREAS**, the Planning Commission, acting as the local planning  
24 agency, has reviewed the application and made an advisory  
25 recommendation to the Council; and

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

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

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

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

10           **Section 1.           Property Rezoned.**     The Subject Property is  
11 hereby rezoned and reclassified from Agriculture (AGR) District to  
12 Planned Unit Development (PUD) District. This new PUD district shall  
13 generally permit mixed use development pursuant to Site Specific  
14 Policy 4.3.18 of the Future Land Use Element of the *2045 Comprehensive*  
15 *Plan*, and is described, shown and subject to the following documents,  
16 attached hereto:

17 **Exhibit 1** - Legal Description dated September 27, 2021.

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

19 **Exhibit 3** - Written Description dated June 28, 2023.

20 **Exhibit 4** - Site Plan dated January 6, 2023.

21           **Section 2.           Owner and Description.**   The Subject Property is  
22 owned by William R. Braddock, et al., and is legally described in  
23 **Exhibit 1**, attached hereto. The applicant is Wyman Duggan, Esq.,  
24 1301 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207;  
25 (904) 398-3911.

26           **Section 3.           Adopting a Sign Posting Plan Pursuant to Section**  
27 **656.124(c),   Ordinance Code.**     Pursuant to Section 656.124(c),  
28 *Ordinance Code*, the City Council hereby adopts the Sign Posting Plan  
29 dated September 15, 2023, attached hereto as **Exhibit 5**, and finds  
30 that the mailed letters and notices, in conjunction with the Sign  
31 Posting Plan, have provided notice to all affected property owners

1 in compliance with all state and local laws and regulations.

2           **Section 4. Disclaimer.** The rezoning granted herein shall  
3 **not** be construed as an exemption from any other applicable local,  
4 state, or federal laws, regulations, requirements, permits or  
5 approvals. All other applicable local, state or federal permits or  
6 approvals shall be obtained before commencement of the development  
7 or use and issuance of this rezoning is based upon acknowledgement,  
8 representation and confirmation made by the applicant(s), owners(s),  
9 developer(s) and/or any authorized agent(s) or designee(s) that the  
10 subject business, development and/or use will be operated in strict  
11 compliance with all laws. Issuance of this rezoning does **not** approve,  
12 promote or condone any practice or act that is prohibited or  
13 restricted by any federal, state or local laws.

14           **Section 5. Effective Date.** The enactment of this Ordinance  
15 shall be deemed to constitute a quasi-judicial action of the City  
16 Council and shall become effective upon signature by the Council  
17 President and Council Secretary.

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19 Form Approved:

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21           /s/ Mary E. Staffopoulos          

22 Office of General Counsel

23 Legislation Prepared By: Connor Corrigan

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