

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2023-751**

5 AN ORDINANCE REZONING APPROXIMATELY 0.58± ACRES  
6 LOCATED IN COUNCIL DISTRICT 7 AT 331 WEST ASHLEY  
7 STREET, BETWEEN ASHLEY STREET WEST AND PEARL  
8 STREET NORTH (R.E. NO. 073938-0010), AS DESCRIBED  
9 HEREIN, OWNED BY OCEAN BROAD VENTURES LLC, FROM  
10 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (1996-  
11 393-455-E) TO COMMERCIAL CENTRAL BUSINESS  
12 DISTRICT (CCBD), AS DEFINED AND CLASSIFIED UNDER  
13 THE ZONING CODE; PROVIDING A DISCLAIMER THAT THE  
14 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
15 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
16 PROVIDING AN EFFECTIVE DATE.  
17

18 **WHEREAS**, Ocean Broad Ventures LLC, the owner of approximately  
19 0.58± acres located in Council District 7 at 331 West Ashley Street,  
20 between Ashley Street West and Pearl Street North (R.E. No. 073938-  
21 0010), as more particularly described in **Exhibit 1**, dated September  
22 18, 2023, and graphically depicted in **Exhibit 2**, both of which are  
23 attached hereto (the "Subject Property"), has applied for a rezoning  
24 and reclassification of the Subject Property from Planned Unit  
25 Development (PUD) District (1996-393-455-E) to Commercial Central  
26 Business District (CCBD); and

27 **WHEREAS**, the Downtown Investment Authority staff have considered  
28 the application and have rendered an advisory recommendation; and

29 **WHEREAS**, the Downtown Development Review Board, acting as the  
30 local planning agency, has reviewed the application and made an  
31 advisory recommendation to the Council; and

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

4           **WHEREAS**, taking into consideration the above recommendations and  
5 all other evidence entered into the record and testimony taken at the  
6 public hearings, the Council finds that such rezoning: (1) is  
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 now, therefore

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

12           **Section 1.           Property Rezoned.**     The Subject Property is  
13 hereby rezoned and reclassified from Planned Unit Development (PUD)  
14 District (1996-393-455-E) to Commercial Central Business District  
15 (CCBD), as defined and classified under the Zoning Code, City of  
16 Jacksonville, Florida.

17           **Section 2.           Owner and Description.**   The Subject Property is  
18 owned by Ocean Broad Ventures LLC, and is legally described in **Exhibit**  
19 **1**, attached hereto.   The applicant is Cyndy Trimmer, Esq., One  
20 Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)  
21 807-0185.

22           **Section 3.           Disclaimer.**   The rezoning granted herein shall  
23 **not** be construed as an exemption from any other applicable local,  
24 state, or federal laws, regulations, requirements, permits or  
25 approvals.   All other applicable local, state or federal permits or  
26 approvals shall be obtained before commencement of the development  
27 or use and issuance of this rezoning is based upon acknowledgement,  
28 representation and confirmation made by the applicant(s), owners(s),  
29 developer(s) and/or any authorized agent(s) or designee(s) that the  
30 subject business, development and/or use will be operated in strict  
31 compliance with all laws.   Issuance of this rezoning does **not** approve,

1 promote or condone any practice or act that is prohibited or  
2 restricted by any federal, state or local laws.

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

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8 Form Approved:

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10                 /s/ Mary E. Staffopoulos          

11 Office of General Counsel

12 Legislation Prepared by: Caroline Fulton

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