

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2023-823**

5 AN ORDINANCE REZONING APPROXIMATELY 0.49± ACRES,  
6 LOCATED IN COUNCIL DISTRICT 8 AT 8835 WASHINGTON  
7 AVENUE, BETWEEN ELM STREET AND PROSPECT STREET  
8 (R.E. NO. 037382-0000), AS DESCRIBED HEREIN,  
9 OWNED BY FLORIDA COASTAL PROPERTIES LLC, FROM  
10 RESIDENTIAL LOW DENSITY-60 (RLD-60) DISTRICT TO  
11 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
13 PERMIT WAREHOUSE AND OFFICE (INDUSTRIAL) USES,  
14 AS DESCRIBED IN THE WASHINGTON AVENUE FACILITY  
15 PUD, PURSUANT TO FUTURE LAND USE MAP SERIES  
16 (FLUMS) SMALL-SCALE AMENDMENT APPLICATION  
17 NUMBER L-5824-23C; PROVIDING A DISCLAIMER THAT  
18 THE REZONING GRANTED HEREIN SHALL NOT BE  
19 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
20 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
21

22 **WHEREAS**, the City of Jacksonville adopted a Small-Scale  
23 Amendment to the *2045 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  
26 companion application L-5824-23C; and

27 **WHEREAS**, in order to ensure consistency of zoning district with  
28 the *2045 Comprehensive Plan* and the adopted companion Small-Scale  
29 Amendment L-5824-23C, an application to rezone and reclassify from  
30 Residential Low Density-60 (RLD-60) District to Planned Unit  
31 Development (PUD) District was filed by Jennifer Goodman on behalf

1 of the owner of approximately 0.49± 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 *2045 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 Committee, after due notice and  
11 public hearing, has made its recommendation to the Council; and

12 **WHEREAS**, the City Council, after due notice, held a public  
13 hearing, and taking into consideration the above recommendations as  
14 well as all oral and written comments received during the public  
15 hearings, the Council finds that such rezoning is consistent with the  
16 *2045 Comprehensive Plan* adopted under the comprehensive planning  
17 ordinance for future development of the City of Jacksonville; and

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

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

28 **Section 1. Subject Property Location and Description.** The  
29 approximately 0.49± acres are located in Council District 8 at 8835  
30 Washington Avenue, between Elm Street and Prospect Street (R.E. No.  
31 037382-0000), as more particularly described in **Exhibit 1**, dated July

1 19, 2023, and graphically depicted in **Exhibit 2**, both of which are  
2 attached hereto and incorporated herein by this reference (the  
3 "Subject Property").

4 **Section 2. Owner and Applicant Description.** The Subject  
5 Property is owned by Florida Coastal Properties LLC. The applicant  
6 is Jennifer Goodman, 10285 Innovation Way, Jacksonville, Florida  
7 32256; (904) 772-5547.

8 **Section 3. Property Rezoned.** The Subject Property,  
9 pursuant to adopted companion Small-Scale Amendment Application L-  
10 5824-23C, is hereby rezoned and reclassified from Residential Low  
11 Density-60 (RLD-60) District to Planned Unit Development (PUD)  
12 District. This new PUD district shall generally permit warehouse and  
13 office (industrial)uses, and is described, shown and subject to the  
14 following documents, attached hereto:

15 **Exhibit 1** - Legal Description dated July 19, 2023.

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

17 **Exhibit 3** - Written Description dated July 19, 2023.

18 **Exhibit 4** - Site Plan dated October 2, 2023.

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

27 **Section 5. Disclaimer.** The rezoning granted herein  
28 shall **not** be construed as an exemption from any other applicable  
29 local, state, or federal laws, regulations, requirements, permits or  
30 approvals. All other applicable local, state or federal permits or  
31 approvals shall be obtained before commencement of the development

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

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

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13 Form Approved:

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15           /s/ Mary E. Staffopoulos          

16 Office of General Counsel

17 Legislation Prepared By: Stephen Nutt

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