

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-689-E**

5 AN ORDINANCE REZONING APPROXIMATELY 113.47±
6 ACRES, LOCATED IN COUNCIL DISTRICT 8 AT 0
7 BROWARD ROAD, BETWEEN ZOO PARKWAY AND BROWARD
8 ROAD (R.E. NOS. 022108-0000 AND 022155-0000) AS
9 DESCRIBED HEREIN, OWNED BY CHARLES M. BROWARD,
10 ET AL., FROM RESIDENTIAL LOW DENSITY-90 (RLD-
11 90) AND RESIDENTIAL MEDIUM DENSITY-A (RMD-A)
12 DISTRICTS TO PLANNED UNIT DEVELOPMENT (PUD)
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
14 ZONING CODE, TO PERMIT SINGLE FAMILY RESIDENTIAL
15 USES, AS DESCRIBED IN THE BROWARD KEY PUD;
16 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
17 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
18 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
19 EFFECTIVE DATE.
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21 **WHEREAS**, Charles M. Broward, et al., the owners of approximately
22 113.47± acres, located in Council District 8 at 0 Broward Road,
23 between Zoo Parkway and Broward Road (R.E. Nos. 022108-0000 and
24 022155-0000), as more particularly described in **Exhibit 1**, dated
25 October 27, 2020, and graphically depicted in **Exhibit 2**, both of
26 which are **attached hereto** (Subject Property), have applied for a
27 rezoning and reclassification of that property from Residential Low
28 Density-90 (RLD-90) and Residential Medium Density-A (RMD-A)
29 Districts to Planned Unit Development (PUD) District, as described
30 in Section 1 below; and

31 **WHEREAS**, the Planning Commission has considered the application

1 and has rendered an advisory opinion; and

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

4 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
5 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives
6 and policies of the *2030 Comprehensive Plan*; and (3) is not in
7 conflict with any portion of the City's land use regulations; and

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

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

17 **Section 1. Property Rezoned.** The Subject Property is
18 hereby rezoned and reclassified from Residential Low Density-90 (RLD-
19 90) and Residential Medium Density-A (RMD-A) Districts to Planned
20 Unit Development (PUD) District. This new PUD district shall generally
21 permit single family residential uses, and is described, shown and
22 subject to the following documents, **attached hereto**:

23 **Exhibit 1** - Legal Description dated October 27, 2020.

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

25 **Exhibit 3** - Written Description dated September 21, 2020.

26 **Revised Exhibit 4** - Revised Site Plan dated September 3, 2021.

27 **Section 2. Owner and Description.** The Subject Property
28 is owned by Charles M. Broward, et al., and is legally described in
29 **Exhibit 1, attached hereto**. The agent is Curtis L. Hart, 8051 Tara
30 Lane, Jacksonville, Florida 32216; (904) 993-5008.

31 **Section 3. Disclaimer.** The rezoning granted herein

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

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

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17 Form Approved:

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19 /s/ Mary E. Staffopoulos

20 Office of General Counsel

21 Legislation Prepared By: Erin Abney

22 GC-#1480329-v1-2020-689-E