

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2023-171-E**

5 AN ORDINANCE REZONING APPROXIMATELY 53.42±  
6 ACRES, LOCATED IN COUNCIL DISTRICT 12 AT 3014  
7 BICENTENNIAL DRIVE, BETWEEN NORMANDY BOULEVARD  
8 AND BICENTENNIAL DRIVE (R.E. NO. 002266-0140),  
9 AS DESCRIBED HEREIN, OWNED BY SADDLE BROOK  
10 LANDINGS ANNEX LLC, FROM PLANNED UNIT  
11 DEVELOPMENT (PUD) DISTRICT (2018-438-E) TO  
12 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
14 PERMIT MULTI-FAMILY RESIDENTIAL WITH ASSOCIATED  
15 RECREATIONAL USES, AS DESCRIBED IN THE SADDLE  
16 BROOK LANDING PUD; PROVIDING A DISCLAIMER THAT  
17 THE REZONING GRANTED HEREIN SHALL NOT BE  
18 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
19 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
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21 **WHEREAS**, Saddle Brook Landings Annex LLC, the owner of  
22 approximately 53.42± acres located in Council District 12 at 3014  
23 Bicentennial Drive, between Normandy Boulevard and Bicentennial Drive  
24 (R.E. No. 002266-0140), as more particularly described in **Exhibit 1**,  
25 dated January 11, 2023, and graphically depicted in **Exhibit 2**, both  
26 of which are attached hereto (the "Subject Property"), has applied  
27 for a rezoning and reclassification of the Subject Property from  
28 Planned Unit Development (PUD) District (2018-438-E) to Planned Unit  
29 Development (PUD) District, as described in Section 1 below; and

30 **WHEREAS**, the Planning Commission has considered the application  
31 and has rendered an advisory opinion; and

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

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

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

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

16           **Section 1.           Property Rezoned.**       The Subject Property is  
17 hereby rezoned and reclassified from Planned Unit Development (PUD)  
18 District (2018-438-E) to Planned Unit Development (PUD) District.  
19 This new PUD district shall generally permit multi-family residential  
20 with associated recreational uses, and is described, shown and subject  
21 to the following documents, attached hereto:

22 **Exhibit 1** - Legal Description dated January 11, 2023.

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

24 **Exhibit 3** - Written Description dated February 6, 2023.

25 **Exhibit 4** - Site Plan dated January 11, 2023.

26           **Section 2.           Owner and Description.**       The Subject Property  
27 is owned by Saddle Brook Landings Annex LLC, and is legally described  
28 in **Exhibit 1**, attached hereto. The applicant is Jason Gabriel, Esq.,  
29 50 North Laura Street, Suite 3000, Jacksonville, Florida 32202; (904)  
30 232-7211.

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: Bruce Lewis

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