

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

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
28 with the *2045 Comprehensive Plan* and the adopted companion Small-
29 Scale Amendment L-5824-23C, an application to rezone and reclassify
30 from 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
9 application and has rendered an advisory opinion; and

10 **WHEREAS**, the Land Use and Zoning Committee, after due notice
11 and 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
19 affect adversely the orderly development of the City as embodied in
20 the *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
10 L-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 **Revised Exhibit 3** - Revised Written Description dated December 13,
18 2023.

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

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

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

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

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

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14 Form Approved:

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16 /s/ Mary E. Staffopoulos

17 Office of General Counsel

18 Legislation Prepared By: Stephen Nutt

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