

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2020-283**

5 AN ORDINANCE REZONING APPROXIMATELY 13.79± ACRES  
6 LOCATED IN COUNCIL DISTRICT 7 AT 0 DUVAL ROAD  
7 AND 14241 DUVAL ROAD, BETWEEN DUVAL ROAD AND  
8 INTERSTATE 95 (R.E. NOS. 019373-0020 AND 019659-  
9 0000) OWNED BY BROWARD DUVAL, LLC, ET AL., AND  
10 THE HIGGINBOTHAM LAND TRUST, ET AL., AS  
11 DESCRIBED HEREIN, FROM RESIDENTIAL LOW DENSITY-  
12 60 (RLD-60) DISTRICT TO COMMERCIAL RESIDENTIAL  
13 OFFICE (CRO) DISTRICT, AS DEFINED AND CLASSIFIED  
14 UNDER THE ZONING CODE, PURSUANT TO FUTURE LAND  
15 USE MAP SERIES (FLUMS) LARGE-SCALE AMENDMENT  
16 APPLICATION NUMBER L-5393-19A; PROVIDING A  
17 DISCLAIMER THAT THE REZONING GRANTED HEREIN  
18 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
19 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
20 DATE.  
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22 **WHEREAS**, the City of Jacksonville adopted a Large-Scale land use  
23 amendment to the *2030 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 application L-5393-19A and companion land use Ordinance 2020-282; and

27 **WHEREAS**, in order to ensure consistency of zoning district with  
28 the *2030 Comprehensive Plan* and the adopted companion Large-Scale  
29 land use amendment L-5393-19A, an application to rezone and reclassify  
30 from Residential Low Density-60 (RLD-60) District to Commercial  
31 Residential Office (CRO) District was filed by Alexander Harden, on

1 behalf of Broward Duval, LLC, et al., and the Higginbotham Land Trust,  
2 et al., the owners of approximately 13.79± acres of certain real  
3 property in Council District 7, as more particularly described in  
4 Section 1; and

5 **WHEREAS**, the Planning and Development Department, in order to  
6 ensure consistency of this zoning district with the *2030 Comprehensive*  
7 *Plan*, has considered the rezoning and has rendered an advisory  
8 opinion; and

9 **WHEREAS**, the Planning Commission has considered the application  
10 and has rendered an advisory opinion; and

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

13 **WHEREAS**, the City Council after due notice held a public hearing,  
14 taking into consideration the above recommendations as well as all  
15 oral and written comments received during the public hearings, the  
16 Council finds that such rezoning is consistent with the *2030*  
17 *Comprehensive Plan* adopted under the comprehensive planning ordinance  
18 for future development of the City of Jacksonville; now, therefore

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

20 **Section 1. Subject Property Location and Description.** The  
21 approximately 13.79± acres (R.E. Nos. 019373-0020 and 019359-0000)  
22 are located in Council District 7 at 0 Duval Road and 14241 Duval  
23 Road, between Duval Road and Interstate 95, as more particularly  
24 described in **Exhibit 1**, dated January 17, 2020, and graphically  
25 depicted in **Exhibit 2**, both of which are **attached hereto** and  
26 incorporated herein by this reference (Subject Property).

27 **Section 2. Owner and Applicant Description.** The Subject  
28 Property is owned by Broward Duval, LLC, et al., and the Higginbotham  
29 Land Trust, et al. The applicant is Alexander Harden, 501 Riverside  
30 Avenue, Suite 901, Jacksonville, Florida 32202; (904) 396-5731.

1           **Section 3.           Property Rezoned.**       The Subject Property,  
2 pursuant to adopted companion Large-Scale land use amendment  
3 application L-5393-19A, is hereby rezoned and reclassified from  
4 Residential Low Density-60 (RLD-60) District to Commercial  
5 Residential Office (CRO) District.

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

18           **Section 5.           Contingency.** This rezoning shall not become  
19 effective until 31 days after adoption of the companion Large-Scale  
20 land use amendment unless challenged by the state land planning  
21 agency; and further provided that if the companion Large-Scale land  
22 use amendment is challenged by the state land planning agency, this  
23 rezoning shall not become effective until the state land planning  
24 agency or the Administration Commission issues a final order  
25 determining the companion Large-Scale land use amendment is in  
26 compliance with Chapter 163, *Florida Statutes*.

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

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2 Form Approved:

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4  /s/ Shannon K. Eller

5 Office of General Counsel

6 Legislation Prepared By: Bruce Lewis

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