

1 Introduced by the Land Use and Zoning Committee and amended on the  
2 Floor of Council:

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4  
5 **ORDINANCE 2026-13-E**

6 AN ORDINANCE REZONING APPROXIMATELY 508.42±  
7 ACRES LOCATED IN COUNCIL DISTRICT 8 AT 0 PARETE  
8 ROAD SOUTH AND 0 ARNOLD ROAD, SOUTH OF GOLD STAR  
9 FAMILY PARKWAY BETWEEN LANNIE ROAD AND  
10 INTERNATIONAL AIRPORT BOULEVARD (R.E. NO(S).  
11 019589-0002 AND A PORTION OF R.E. NO(S). 019619-  
12 0125), OWNED BY REBECCA O. WRIGHT, WILLIAM G.  
13 WRIGHT, REBECCA O. WRIGHT LIVING TRUST, AND  
14 ARNOLD ROAD PROPCO, LLC, AS DESCRIBED HEREIN,  
15 FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO  
16 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
17 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
18 PERMIT A RESIDENTIAL SUBDIVISION WITH A MAXIMUM  
19 OF 1,000 SINGLE FAMILY DWELLING UNITS, AS  
20 DESCRIBED IN THE AMENDED WRIGHT PARCEL PUD,  
21 PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS)  
22 SMALL-SCALE AMENDMENT APPLICATION NUMBER L-6081-  
23 25C; PUD SUBJECT TO CONDITION; PROVIDING A  
24 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL  
25 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
26 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

27  
28 **WHEREAS,** the City of Jacksonville adopted a Small-Scale  
29 Amendment to the *2045 Comprehensive Plan* for the purpose of revising  
30 portions of the Future Land Use Map series (FLUMs) in order to ensure  
31 the accuracy and internal consistency of the plan, pursuant to

1 companion application L-6081-25C; and

2       **WHEREAS**, in order to ensure consistency of zoning district  
3 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale  
4 Amendment L-6081-25C, an application to rezone and reclassify from  
5 Planned Unit Development (PUD) District to Planned Unit Development  
6 (PUD) District was filed by Paul Harden, Esq., on behalf of Rebecca  
7 Wright, William Wright, Rebecca O. Wright Living Trust, and Arnold  
8 Road Propco, LLC, owners of approximately 508.42± acres of certain  
9 real property in Council District 8, as more particularly described  
10 in Section 1; and

11       **WHEREAS**, the Planning and Development Department, in order to  
12 ensure consistency of this zoning district with the *2045 Comprehensive*  
13 *Plan*, has considered the rezoning and has rendered an advisory  
14 opinion; and

15       **WHEREAS**, the Planning Commission has considered the  
16 application and has rendered an advisory opinion; and

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

20       **WHEREAS**, the City Council, after due notice, held a public  
21 hearing, and taking into consideration the above recommendations as  
22 well as all oral and written comments received during the public  
23 hearings, the Council finds that such rezoning is consistent with the  
24 *2045 Comprehensive Plan* adopted under the comprehensive planning  
25 ordinance for future development of the City of Jacksonville; and

26       **WHEREAS**, based on the staff report of the Planning and  
27 Development Department and other competent and substantial evidence  
28 received at the public hearings, the Council finds that the proposed  
29 PUD does not affect adversely the orderly development of the City as  
30 embodied in the *Zoning Code*; will not affect adversely the health and  
31 safety of residents in the area; will not be detrimental to the

1 natural environment or to the use or development of the adjacent  
2 properties in the general neighborhood; and the proposed PUD will  
3 accomplish the objectives and meet the standards of Section 656.340  
4 (Planned Unit Development) of the *Zoning Code* of the City of  
5 Jacksonville; now therefore

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

7 **Section 1. Subject Property Location and Description.** The  
8 approximately 508.42± acres are located in Council District 8 at 0  
9 Parete Road South and 0 Arnold Road, south of Gold Star Family Parkway  
10 between Lannie Road and Internation Airport Boulevard (R.E. No(s).  
11 019589-0002 and a portion of R.E. No(s). 019619-0125), as more  
12 particularly described in **Exhibit 1**, dated October 1, 2025, and  
13 graphically depicted in **Exhibit 2**, both of which are attached hereto  
14 and incorporated herein by this reference (the "Subject Property").

15 **Section 2. Owner and Applicant Description.** The Subject  
16 Property is owned by Rebecca O. Wright, William G. Wright, Rebecca  
17 O. Wright Living Trust, and Arnold Road Propco, LLC. The applicant  
18 is Paul Harden, Esq., 1431 Riverplace Boulevard, Suite 901,  
19 Jacksonville, Florida, 32207; (904) 396-5731.

20 **Section 3. Property Rezoned.** The Subject Property,  
21 pursuant to adopted companion Small-Scale Amendment L-6081-25C, is  
22 hereby rezoned and reclassified from Planned Unit Development (PUD)  
23 District to Planned Unit Development (PUD) District. This new PUD  
24 district shall generally permit a residential subdivision with a  
25 maximum of 1,000 single family dwelling units, and is described,  
26 shown and subject to the following documents, attached hereto:

27 **Exhibit 1** - Legal Description dated October 1, 2025.

28 **Exhibit 2** - Subject Property Map (prepared by P&DD).

29 **Exhibit 3** - Written Description dated October 9, 2025.

30 **Exhibit 4** - Site Plan dated October 8, 2025.

31 **Section 4. Rezoning Approved Subject to Condition.** This

1 rezoning is approved subject to the following condition. Such  
2 condition controls over the Written Description and the Site Plan and  
3 may only be amended through a rezoning:

4 (1) Sidewalks shall be provided and constructed consistent with  
5 section 654.133 of the Ordinance Code.

6 **Section 5. Contingency.** This rezoning shall not become  
7 effective until thirty-one (31) days after adoption of the companion  
8 Small-Scale Amendment; and further provided that if the companion  
9 Small-Scale Amendment is challenged by the state land planning agency,  
10 this rezoning shall not become effective until the state land planning  
11 agency or the Administration Commission issues a final order  
12 determining the companion Small-Scale Amendment is in compliance with  
13 Chapter 163, *Florida Statutes*.

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

26 **Section 7. Effective Date.** The enactment of this Ordinance  
27 shall be deemed to constitute a quasi-judicial action of the City  
28 Council and shall become effective upon signature by the Council  
29 President and the Council Secretary.

1 Form Approved:

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3           /s/ Dylan Reingold          

4 Office of General Counsel

5 Legislation Prepared By: Erin Abney

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