

1 The Land Use and Zoning Committee offers the following Substitute to
2 File No. 2025-515:

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4 Introduced and substituted by the Land Use and Zoning Committee:

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7 **ORDINANCE 2025-515**

8 AN ORDINANCE REZONING APPROXIMATELY 4.99± ACRES
9 LOCATED IN COUNCIL DISTRICT 14 AT 6210 AND 6211
10 PERNECIA STREET, BETWEEN 118TH STREET AND JOY
11 DRIVE S. (R.E. NO(S). 097885-0010 AND 097885-
12 0020), AS DESCRIBED HEREIN, OWNED BY JACOB
13 PARKER, FROM RESIDENTIAL RURAL-ACRE (RR-ACRE)
14 DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
15 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
16 ZONING CODE, TO PERMIT 14 SINGLE FAMILY
17 DWELLINGS, AS DESCRIBED IN THE FISHING CREEK
18 PROPERTIES PUD; PROVIDING A DISCLAIMER THAT THE
19 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
20 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
21 PROVIDING AN EFFECTIVE DATE.

22
23 **WHEREAS,** Jacob Parker, the owner of approximately 4.99± acres
24 located in Council District 14 at 6210 and 6211 Pernecia Street,
25 between 118th Street and Joy Drive S. (R.E. No(s). 097885-0010 and
26 097885-0020), as more particularly described in **Exhibit 1**, dated
27 March 7, 2022, and graphically depicted in **Revised Exhibit 2**, both
28 of which are attached hereto (the "Subject Property"), has applied
29 for a rezoning and reclassification of the Subject Property from
30 Residential Rural-Acre (RR-Acre) District to Planned Unit Development
31 (PUD) District, as described in Section 1 below; and

1 **WHEREAS,** the Planning Commission, acting as the local planning
2 agency, has reviewed the application and made an advisory
3 recommendation to the Council; and

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

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

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

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

20 **Section 1. Property Rezoned.** The Subject Property is
21 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)
22 District to Planned Unit Development (PUD) District. This new PUD
23 district shall generally permit 14 single family dwellings, and is
24 described, shown and subject to the following documents, attached
25 hereto:

26 **Exhibit 1** - Legal Description dated March 7, 2022.

27 **Revised Exhibit 2** - Subject Property per P&DD.

28 **Exhibit 3** - Written Description dated October 14, 2025.

29 **Exhibit 4** - Site Plan dated October 7, 2025.

30 **Section 2. Owner and Description.** The Subject Property is
31 owned by Jacob Parker, and is legally described in **Exhibit 1**, attached

1 hereto. The applicant is Jacob Parker, 6211 Pernecia Street,
2 Jacksonville, Florida, 32244; (904) 366-9702.

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

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

19
20 Form Approved:

21
22 /s/ Dylan Reingold

23 Office of General Counsel

24 Legislation Prepared By: Kaysie Cox

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