

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2026-13

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

WHEREAS, the City of Jacksonville adopted a Small-Scale Amendment to the *2045 Comprehensive Plan* for the purpose of revising portions of the Future Land Use Map series (FLUMs) in order to ensure the accuracy and internal consistency of the plan, pursuant to companion application L-6081-25C; and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

30 **Section 4. Contingency.** This rezoning shall not become
31 effective until thirty-one (31) days after adoption of the companion

1 Small-Scale Amendment; and further provided that if the companion
2 Small-Scale Amendment is challenged by the state land planning agency,
3 this rezoning shall not become effective until the state land planning
4 agency or the Administration Commission issues a final order
5 determining the companion Small-Scale Amendment is in compliance with
6 Chapter 163, *Florida Statutes*.

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

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

23
24 Form Approved:

25
26 _____
27 /s/ Terrence Harvey
28
29 Office of General Counsel
Legislation Prepared By: Erin Abney
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