

Introduced and amended by the Land Use and Zoning Committee:

ORDINANCE 2025-515-E

AN ORDINANCE DENYING A REQUEST FOR REZONING APPROXIMATELY 4.99± ACRES LOCATED IN COUNCIL DISTRICT 14 AT 6210 AND 6211 PERNECIA STREET, BETWEEN 118TH STREET AND JOY DRIVE S. (R.E. NO(S). 097885-0010 AND 097885-0020), AS DESCRIBED HEREIN, OWNED BY JACOB PARKER, FROM RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT TO RESIDENTIAL LOW DENSITY-60 (RLD-60) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Jacob Parker, the owner of approximately 4.99± acres located in Council District 14 at 6210 and 6211 Pernecia Street, between 118th Street and Joy Drive S. (R.E. No(s). 097885-0010 and 097885-0020), as more particularly described in **Exhibit 1**, dated March 7, 2022, and graphically depicted in **Exhibit 2**, both of which are attached hereto (the "Subject Property"), have applied for a rezoning and reclassification of the Subject Property from Residential Rural-Acre (RR-Acre) District to Residential Low Density-60 (RLD-60) District; and

WHEREAS, the Planning and Development Department has considered the application and has rendered an advisory recommendation; and

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

WHEREAS, the Land Use and Zoning (LUZ) Committee, after due

1 notice, held a public hearing and made its recommendation to the
2 Council; now therefore

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

4 **Section 1. Property Rezoning Denied.** The City Council
5 denies the rezoning of the Subject Property from Residential Rural-
6 Acre (RR-Acre) District to Residential Low Density-60 (RLD-60).
7 Pursuant to section 656.125(c), *Ordinance Code*, uses permitted under
8 a proposed rezoning must be consistent or compatible with the existing
9 and proposed land uses and zoning of adjacent and nearby properties
10 or the general area or will not deviate from an established or
11 developing logical and orderly development pattern. Additionally, per
12 section 656.125(c), *Ordinance Code*, it constitutes a legitimate
13 public purpose to deny a rezoning if the "proposed rezoning will
14 constitute 'spot zoning,' that is an isolated zoning district
15 unrelated to adjacent and nearby districts." The Planning Department
16 report explains that the requested rezoning will allow for 6,000
17 square foot residential lots with a minimum of 60 feet of width per
18 dwelling unit lot on the Subject Property. The Planning Department
19 staff report acknowledges that the only access to the Subject Property
20 is through the neighborhood located north of the Subject Property.
21 The Planning Department staff report notes that there is no access
22 to the Subject Property from Wesconnett Boulevard. "In order to
23 maximize the development potential of the property, an approved public
24 or private right of way would need to be constructed, extending
25 Pernecia Street" to the Subject Property. Although the requested
26 rezoning of RLD-60 appears to be consistent with the neighborhood to
27 the north, that neighborhood, as shown in the map and aerial views
28 contained in the Planning Department staff report, consists of
29 residences lying on much larger lots. The facts in the Planning
30 Department staff report are bolstered by the testimony and fact-based
31 evidence provided by the residents during the public hearing process.

1 One resident testified to the stable multi-generational neighborhood,
2 which has been maintained since the 1950's. The testimony presented
3 and evidence submitted demonstrates that the community had initially
4 been developed in the late 1950's with 90 foot wide lots. Currently,
5 79 of the 93 RLD-60 lots are 90 feet wide, with an average lot width
6 of 102 feet. None of the lots are 60 foot wide. The smallest is 65
7 feet wide and the newest residential lot is 76 feet wide. And the
8 average lot size is 14,500 square feet, much larger than the requested
9 rezoning size on the Subject Property of 6,000 square feet. The
10 evidence in the record demonstrates that the rezoning the Subject
11 Property is not consistent or compatible with the existing larger
12 residential land uses of adjacent and nearby properties or the general
13 area and deviates from the established or developing logical and
14 orderly development pattern. Additionally, the RLD-60 rezoning
15 request would be an isolated zoning district of smaller residential
16 lots unrelated to the adjacent and nearby larger residential lot
17 subdivision.

18 **Section 2. Owner and Description.** The Subject Property is
19 owned by Jacob Parker, and is legally described in **Exhibit 1**, attached
20 hereto. The applicant is Jacob Parker, 6211 Pernecia Street,
21 Jacksonville, Florida, 32244; (904) 366-9702.

22 **Section 3. Effective Date.** The enactment of this Ordinance
23 shall be deemed to constitute a quasi-judicial action of the City
24 Council and shall become effective upon signature by the Council
25 President and Council Secretary.

Form Approved:

/s/ Dylan Reingold

Office of General Counsel

Legislation Prepared By: Kaysie Cox

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