

1 Introduced and amended by the Land Use and Zoning Committee:

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3
4 **ORDINANCE 2024-195-E**

5 AN ORDINANCE REZONING APPROXIMATELY 7.47± ACRES
6 LOCATED IN COUNCIL DISTRICT 8 AT 832 NEW BERLIN
7 ROAD, 842 NEW BERLIN ROAD AND 12661 CAMDEN ROAD,
8 BETWEEN CAMDEN ROAD AND PULASKI ROAD (R.E. NOS.
9 106691-0000, 106692-0000 AND 106699-0000), AS
10 DESCRIBED HEREIN, OWNED BY CORTEZ POINTE INC.,
11 FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT
12 (2021-531-E) TO PLANNED UNIT DEVELOPMENT (PUD)
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
14 ZONING CODE, TO PERMIT UP TO 85 TOWNHOMES, AS
15 DESCRIBED IN THE CAMDEN OAKS PUD; PUD SUBJECT TO
16 CONDITION; PROVIDING A DISCLAIMER THAT THE
17 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
18 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
19 PROVIDING AN EFFECTIVE DATE.

20
21 **WHEREAS**, Cortez Pointe Inc., the owner of approximately 7.47±
22 acres located in Council District 8 at 832 New Berlin Road, 842 New
23 Berlin Road and 12661 Camden Road, between Camden Road and Pulaski
24 Road (R.E. Nos. 106691-0000, 106692-0000 and 106699-0000), as more
25 particularly described in **Exhibit 1**, dated June 21, 2021, and
26 graphically depicted in **Exhibit 2**, both of which are attached hereto
27 (the "Subject Property"), has applied for a rezoning and
28 reclassification of the Subject Property from Planned Unit
29 Development (PUD) District (2021-531-E) to Planned Unit Development
30 (PUD) District, as described in Section 1 below; and

31 **WHEREAS**, the Planning Commission, acting as the local planning

1 agency, has reviewed the application and made an advisory
2 recommendation to the Council; and

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

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

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

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

19 **Section 1. Property Rezoned.** The Subject Property is
20 hereby rezoned and reclassified from Planned Unit Development (PUD)
21 District (2021-531-E) to Planned Unit Development (PUD) District.
22 This new PUD district shall generally permit up to a maximum of 85
23 townhomes, and is described, shown and subject to the following
24 documents, attached hereto:

25 **Exhibit 1** - Legal Description dated June 21, 2021.

26 **Exhibit 2** - Subject Property per P&DD.

27 **Exhibit 3** - Written Description dated January 23, 2024.

28 **Exhibit 4** - Site Plan dated January 19, 2024.

29 **Section 2. Rezoning Approved Subject to Condition.** This
30 rezoning is approved subject to the following condition. Such
31 condition controls over the Written Description and the Site Plan and

1 may only be amended through a rezoning:

2 (1) Streets dedicated to the City of Jacksonville shall have
3 no on-street parking.

4 **Section 3. Owner and Description.** The Subject Property is
5 owned by Cortez Pointe Inc., and is legally described in **Exhibit 1**,
6 attached hereto. The applicant is Josh Cockrell, P.O. Box 28327,
7 Jacksonville, Florida 32226; (904) 720-4260.

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

20 **Section 5. Effective Date.** The enactment of this Ordinance
21 shall be deemed to constitute a quasi-judicial action of the City
22 Council and shall become effective upon signature by the Council
23 President and Council Secretary.

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25 Form Approved:

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27 /s/ Mary E. Staffopoulos

28 Office of General Counsel

29 Legislation Prepared By: Caroline Fulton

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