

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-274-E**

5 AN ORDINANCE REZONING APPROXIMATELY 3.0± ACRES
6 LOCATED IN COUNCIL DISTRICT 2 AT 4025 CEDAR
7 POINT ROAD, BETWEEN GROVER ROAD AND CEDARBROOK
8 VIEW DRIVE (R.E. NO. 106586-0040), AS
9 DESCRIBED HEREIN, OWNED BY DUVAL CONSTRUCTION,
10 INC., FROM RESIDENTIAL RURAL-ACRE (RR-ACRE)
11 DISTRICT TO RESIDENTIAL LOW DENSITY-100A (RLD-
12 100A) DISTRICT, AS DEFINED AND CLASSIFIED
13 UNDER THE ZONING CODE; PROVIDING A DISCLAIMER
14 THAT THE REZONING GRANTED HEREIN SHALL NOT BE
15 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
16 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
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18 **WHEREAS**, Duval Construction, Inc., the owner of approximately
19 3.0± acres located in Council District 2 at 4025 Cedar Point Road,
20 between Grover Road and Cedarbrook View Drive (R.E. No. 106586-
21 0040), as more particularly described in **Exhibit 1**, dated March 8,
22 2021, and graphically depicted in **Exhibit 2**, both of which are
23 **attached hereto** (Subject Property), has applied for a rezoning and
24 reclassification of the Subject Property from Residential Rural-
25 Acre (RR-Acre) District to Residential Low Density-100A (RLD-100A)
26 District; and

27 **WHEREAS**, the Planning and Development Department has
28 considered the application and has rendered an advisory
29 recommendation; and

30 **WHEREAS**, the Planning Commission, acting as the local planning
31 agency, has reviewed the application and made an advisory

1 recommendation to the Council; and

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

4 **WHEREAS**, taking into consideration the above recommendations
5 and all other evidence entered into the record and testimony taken
6 at the public hearings, the Council finds that such rezoning: (1)
7 is consistent with the *2030 Comprehensive Plan*; (2) furthers the
8 goals, objectives and policies of the *2030 Comprehensive Plan*; and
9 (3) is not in conflict with any portion of the City's land use
10 regulations; now, therefore

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

12 **Section 1. Property Rezoned.** The Subject Property is
13 hereby rezoned and reclassified from Residential Rural-Acre (RR-
14 Acre) District to Residential Low Density-100A (RLD-100A) District,
15 as defined and classified under the Zoning Code, City of
16 Jacksonville, Florida.

17 **Section 2. Owner and Description.** The Subject Property
18 is owned by Duval Construction, Inc., and is described in **Exhibit**
19 **1, attached hereto.** The applicant is Josh Cockrell, P.O. Box
20 28327, Jacksonville, Florida 32226; (904) 720-4260.

21 **Section 3. Disclaimer.** The rezoning granted herein shall
22 **not** be construed as an exemption from any other applicable local,
23 state, or federal laws, regulations, requirements, permits or
24 approvals. All other applicable local, state or federal permits or
25 approvals shall be obtained before commencement of the development
26 or use and issuance of this rezoning is based upon acknowledgement,
27 representation and confirmation made by the applicant(s),
28 owners(s), developer(s) and/or any authorized agent(s) or
29 designee(s) that the subject business, development and/or use will
30 be operated in strict compliance with all laws. Issuance of this
31 rezoning does **not** approve, promote or condone any practice or act

