

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2023-76**

5 AN ORDINANCE REZONING APPROXIMATELY 0.24± ACRES  
6 LOCATED IN COUNCIL DISTRICT 8 AT 5546 PARIS  
7 AVENUE AND 5554 PARIS AVENUE, BETWEEN TUSKEGEE  
8 ROAD AND WEST 45TH STREET (R.E. NOS. 086288-0000  
9 AND 086289-0000), AS DESCRIBED HEREIN, OWNED BY  
10 HOMEOWNER HELPERS PROFIT SHARING PLAN LLC, FROM  
11 COMMERCIAL OFFICE (CO) DISTRICT TO COMMERCIAL,  
12 RESIDENTIAL AND OFFICE (CRO) DISTRICT, AS DEFINED  
13 AND CLASSIFIED UNDER THE ZONING CODE; PROVIDING  
14 A DISCLAIMER THAT THE REZONING GRANTED HEREIN  
15 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
16 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
17 DATE.  
18

19 **WHEREAS**, Homeowner Helpers Profit Sharing Plan LLC, the owner  
20 of approximately 0.24± acres located in Council District 8 at 5546  
21 Paris Avenue and 5554 Paris Avenue, between Tuskegee Road and West  
22 45<sup>th</sup> Street (R.E. Nos. 086288-0000 and 086289-0000), as more  
23 particularly described in **Exhibit 1**, dated October 5, 2022, and  
24 graphically depicted in **Exhibit 2**, both of which are attached hereto  
25 (the "Subject Property"), has applied for a rezoning and  
26 reclassification of the Subject Property from Commercial Office (CO)  
27 District to Commercial, Residential and Office (CRO) District; and

28 **WHEREAS**, the Planning and Development Department has considered  
29 the application and has rendered an advisory 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 (LUZ) Committee, after due  
3 notice, held a public hearing and made its recommendation to the  
4 Council; and

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

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

13 **Section 1. Property Rezoned.** The Subject Property is  
14 hereby rezoned and reclassified from Commercial Office (CO) District  
15 to Commercial, Residential and Office (CRO) District, as defined and  
16 classified under the Zoning Code, City of Jacksonville, Florida.

17 **Section 2. Owner and Description.** The Subject Property is  
18 owned by Homeowner Helpers Profit Sharing Plan LLC, and is described  
19 in **Exhibit 1**, attached hereto. The applicant is James Petrizzo, 2623  
20 Sandy Dune Drive, Jacksonville, Florida 32233; (904) 580-4315.

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), owners(s),  
28 developer(s) and/or any authorized agent(s) or designee(s) that the  
29 subject business, development and/or use will be operated in strict  
30 compliance with all laws. Issuance of this rezoning does **not** approve,  
31 promote or condone any practice or act that is prohibited or

1 restricted by any federal, state or local laws.

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

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7 Form Approved:

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9                     /s/ Mary E. Staffopoulos          

10 Office of General Counsel

11 Legislation Prepared By: Kaysie Cox

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