

Introduced, substituted and amended by the Land Use and Zoning  
Committee:

**ORDINANCE 2025-131-E**

AN ORDINANCE REZONING APPROXIMATELY 1.68± ACRES  
LOCATED IN COUNCIL DISTRICT 12 AT 4370 OLD  
MIDDLEBURG ROAD, BETWEEN 103RD STREET AND  
FOURAKER ROAD (R.E. NO(S). 013139-0020), AS  
DESCRIBED HEREIN, OWNED BY BARATI ENTERPRISE,  
INC. FROM RESIDENTIAL RURAL-ACRE (RR-ACRE)  
DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)  
DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
ZONING CODE, TO PERMIT SINGLE FAMILY DWELLINGS  
AND TOWNHOMES, AS DESCRIBED IN THE MIDDLEBURG  
TOWNHOME PUD; PUD SUBJECT TO CONDITIONS;  
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-5882-23C; and

**WHEREAS**, in order to ensure consistency of zoning district with  
the 2045 Comprehensive Plan and the adopted companion Small-Scale  
Amendment L-5882-23C, an application to rezone and reclassify from  
Residential Rural-Acre (RR-Acre) District to Planned Unit Development  
(PUD) District was filed by Patrick Honore, on behalf of the owner,

1 Barati Enterprise, Inc., the owner of approximately 1.68± acres of  
2 certain real property in Council District 12, as more particularly  
3 described in Section 1; and

4 **WHEREAS**, the Planning and Development Department, in order to  
5 ensure consistency of this zoning district with the 2045 Comprehensive  
6 Plan, has considered the rezoning and has rendered an advisory  
7 opinion; and

8 **WHEREAS**, the Planning Commission has considered the application  
9 and has rendered an advisory opinion; and

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

13 **WHEREAS**, the City Council, after due notice, held a public  
14 hearing, and taking into consideration the above recommendations as  
15 well as all oral and written comments received during the public  
16 hearings, the Council finds that such rezoning is consistent with the  
17 2045 Comprehensive Plan adopted under the comprehensive planning  
18 ordinance for future development of the City of Jacksonville; now  
19 therefore

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

21 **Section 1. Subject Property Location and Description.** The  
22 approximately 1.68± acres are located in Council District 12 at 4370  
23 Old Middleburg Road, between 103rd Street and Fouraker Road (R.E.  
24 No(s). 013139-0020), as more particularly described in **Exhibit 1**,  
25 dated September 28, 2023, and graphically depicted in **Revised Exhibit**  
26 **2**, both of which are attached hereto and incorporated herein by this  
27 reference (the "Subject Property").

28 **Section 2. Owner and Applicant Description.** The Subject  
29 Property is owned by Barati Enterprise, Inc. The applicant is Patrick  
30 Honore, 12353 Harbor Winds Drive N., Jacksonville, Florida, 32225;  
31 (904) 254-6200.

1           **Section 3.           Property Rezoned.** The Subject Property is hereby  
2 rezoned and reclassified from Residential Rural-Acre (RR-Acre)  
3 District to Planned Unit Development (PUD) District. This new PUD  
4 district shall generally permit single family dwellings and townhomes  
5 and is described, shown and subject to the following documents,  
6 attached hereto:

7           **Exhibit 1** - Legal Description dated September 28, 2023.

8           **Revised Exhibit 2** - Subject Property per P&DD.

9           **Revised Exhibit 3** - Revised Written Description dated July 10,  
10 2025.

11           **Exhibit 4** - Site Plan dated May 31, 2025.

12           **Section 4.           Rezoning Approved Subject to Conditions.** This  
13 rezoning is approved subject to the following conditions. Such  
14 conditions control over the Written Description and the Site Plan and  
15 may only be amended through a rezoning:

16           (1) Off-street parking shall be provided in accordance with  
17 Part 6 of the City's Zoning Code, except that no guest  
18 parking shall be required for townhome units,  
19 functioning as private personal residences, that have  
20 both a garage and driveway that meet City of  
21 Jacksonville design ordinances.

22           (2) The site access drive to the Subject Property shall  
23 either be situated directly opposite Steamboat Springs  
24 Drive or else be located more than 75 feet away from  
25 the intersection of Old Middleburg Road North and  
26 Steamboat Springs Drive, in a location to be approved  
27 by the Development Services Division and the Traffic  
28 Engineering Division.

29           **Section 5.           Contingency.** This rezoning shall not become  
30 effective until thirty-one (31) days after adoption of the companion  
31 Small-Scale Amendment; and further provided that if the companion

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

6 **Section 6. Disclaimer.** The rezoning granted herein shall  
7 not be construed as an exemption from any other applicable local,  
8 state, or federal laws, regulations, requirements, permits or  
9 approvals. All other applicable local, state or federal permits or  
10 approvals shall be obtained before commencement of the development  
11 or use and issuance of this rezoning is based upon acknowledgement,  
12 representation and confirmation made by the applicant(s), owners(s),  
13 developer(s) and/or any authorized agent(s) or designee(s) that the  
14 subject business, development and/or use will be operated in strict  
15 compliance with all laws. Issuance of this rezoning does not approve,  
16 promote or condone any practice or act that is prohibited or  
17 restricted by any federal, state or local laws.

18 **Section 7. Effective Date.** The enactment of this Ordinance  
19 shall be deemed to constitute a quasi-judicial action of the City  
20 Council and shall become effective upon signature by the Council  
21 President and Council Secretary.

22  
23 Form Approved:

24  
25 /s/ Dylan Reingold

26 Office of General Counsel

27 Legislation Prepared By: Kaysie Cox

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