

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-854**

5 AN ORDINANCE REZONING APPROXIMATELY 2.47± ACRES,
6 LOCATED IN COUNCIL DISTRICT 4 AT 1511 PARENTAL
7 HOME ROAD, BETWEEN BEACH BOULEVARD AND TARA LANE
8 (R.E. NO. 136329-0000), AS DESCRIBED HEREIN,
9 OWNED BY DUVAL CONSTRUCTION INC., FROM
10 COMMERCIAL, RESIDENTIAL AND OFFICE (CRO)
11 DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
13 ZONING CODE, TO PERMIT UP TO 29 TOWNHOMES, AS
14 DESCRIBED IN THE PARENTAL HOME TOWNHOUSES PUD;
15 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
16 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
17 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
18 EFFECTIVE DATE.

19
20 **WHEREAS,** Duval Construction Inc., the owner of approximately
21 2.47± acres located in Council District 4 at 1511 Parental Home Road,
22 between Beach Boulevard and Tara Lane (R.E. No. 136329-0000), as more
23 particularly described in **Exhibit 1**, dated June 1, 2023, 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 that property from Commercial, Residential and
27 Office (CRO) District to Planned Unit Development (PUD) District, as
28 described in Section 1 below; and

29 **WHEREAS,** the Planning Commission has considered the
30 application and has rendered an advisory opinion; and

31 **WHEREAS,** the Land Use and Zoning Committee, after due notice

1 and public hearing, has made its recommendation to the Council; and
2 **WHEREAS**, the Council finds that such rezoning is: (1)
3 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
4 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
5 not in conflict with any portion of the City's land use regulations;
6 and

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

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

16 **Section 1. Property Rezoned.** The Subject Property is
17 hereby rezoned and reclassified from Commercial, Residential and
18 Office (CRO) District to Planned Unit Development (PUD) District.
19 This new PUD district shall generally permit up to a maximum of 29
20 townhomes, and is described, shown and subject to the following
21 documents, attached hereto:

22 **Exhibit 1** - Legal Description dated June 1, 2023.

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

24 **Exhibit 3** - Written Description dated August 3, 2023.

25 **Exhibit 4** - Site Plan dated October 1, 2023.

26 **Section 2. Owner and Description.** The Subject Property
27 is owned by Duval Construction Inc., and is legally described in
28 **Exhibit 1**, attached hereto. The applicant is Josh Cockrell, P.O. Box
29 28327, Jacksonville, Florida 32216; (904) 720-4260.

30 **Section 3. Disclaimer.** The rezoning granted herein
31 shall not be construed as an exemption from any other applicable

1 local, state, or federal laws, regulations, requirements, permits or
2 approvals. All other applicable local, state or federal permits or
3 approvals shall be obtained before commencement of the development
4 or use and issuance of this rezoning is based upon acknowledgement,
5 representation and confirmation made by the applicant(s), owner(s),
6 developer(s) and/or any authorized agent(s) or designee(s) that the
7 subject business, development and/or use will be operated in strict
8 compliance with all laws. Issuance of this rezoning does **not** approve,
9 promote or condone any practice or act that is prohibited or
10 restricted by any federal, state or local laws.

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

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16 Form Approved:

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18 /s/ Mary E. Staffopoulos

19 Office of General Counsel

20 Legislation Prepared By: Bruce Lewis

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