

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2022-387**

5 AN ORDINANCE REZONING APPROXIMATELY 497.52±  
6 ACRES IN COUNCIL DISTRICT 7 AT 4742 SOUTH PARETE  
7 ROAD, BETWEEN PARETE ROAD AND ARNOLD ROAD (R.E.  
8 NO. 019589-0000 (PORTION)) OWNED BY WILLIAM G.  
9 WRIGHT AND REBECCA O. WRIGHT (LIFE ESTATE) AND  
10 REBECCA O. WRIGHT, TRUSTEE OF THE REBECCA O.  
11 WRIGHT LIVING TRUST DATED MAY 1, 2018, AS  
12 DESCRIBED HEREIN, FROM PLANNED UNIT DEVELOPMENT  
13 (PUD) DISTRICT (2009-155-E) TO PLANNED UNIT  
14 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
15 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
16 SINGLE-FAMILY RESIDENTIAL USES, AS DESCRIBED IN  
17 THE WRIGHT PARCEL PUD, PURSUANT TO FUTURE LAND  
18 USE MAP SERIES (FLUMS) LARGE-SCALE AMENDMENT  
19 APPLICATION L-5604-21A; PROVIDING A DISCLAIMER  
20 THAT THE REZONING GRANTED HEREIN SHALL NOT BE  
21 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
22 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

23  
24 **WHEREAS**, the City of Jacksonville adopted a Large-Scale  
25 Amendment to the *2030 Comprehensive Plan* for the purpose of revising  
26 portions of the Future Land Use Map series (FLUMs) in order to ensure  
27 the accuracy and internal consistency of the plan, pursuant to the  
28 companion land use ordinance for application L-5604-21A; and

29 **WHEREAS**, in order to ensure consistency of zoning district with  
30 the *2030 Comprehensive Plan* and the adopted companion Large-Scale  
31 Amendment L-5604-21A, an application to rezone and reclassify from

1 Planned Unit Development (PUD) District (2009-155-E) to Planned Unit  
2 Development (PUD) District was filed by Wyman Duggan, Esq., on behalf  
3 of William G. Wright and Rebecca O. Wright (life estate) and Rebecca  
4 O. Wright, Trustee of the Rebecca O. Wright Living Trust dated May  
5 1, 2018, the owners of approximately 497.52± acres of certain real  
6 property in Council District 7, as more particularly described in  
7 Section 1; and

8 **WHEREAS**, the Planning and Development Department, in order to  
9 ensure consistency of this zoning district with the *2030 Comprehensive*  
10 *Plan*, has considered the rezoning and has rendered an advisory  
11 opinion; and

12 **WHEREAS**, the Planning Commission has considered the application  
13 and has rendered an advisory opinion; and

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

16 **WHEREAS**, the City Council after due notice held a public hearing,  
17 taking into consideration the above recommendations as well as all  
18 oral and written comments received during the public hearings, the  
19 Council finds that such rezoning is consistent with the *2030*  
20 *Comprehensive Plan* adopted under the comprehensive planning ordinance  
21 for future development of the City of Jacksonville; and

22 **WHEREAS**, the Council finds that the proposed PUD does not affect  
23 adversely the orderly development of the City as embodied in the  
24 *Zoning Code*; will not affect adversely the health and safety of  
25 residents in the area; will not be detrimental to the natural  
26 environment or to the use or development of the adjacent properties  
27 in the general neighborhood; and the proposed PUD will accomplish the  
28 objectives and meet the standards of Section 656.340 (Planned Unit  
29 Development) of the *Zoning Code* of the City of Jacksonville; now,  
30 therefore

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

1           **Section 1.           Subject Property Location and Description.** The  
2 approximately 497.52± acres are in Council District 7 at 4742 South  
3 Parete Road, between Parete Road and Arnold Road (R.E. No. 019589-  
4 0000 (portion)), as more particularly described in **Exhibit 1**, dated  
5 May 3, 2021, and graphically depicted in **Exhibit 2**, both of which are  
6 **attached hereto** and incorporated herein by this reference (the  
7 "Subject Property").

8           **Section 2.           Owner and Applicant Description.** The subject  
9 property is owned by William G. Wright and Rebecca O. Wright (life  
10 estate) and Rebecca O. Wright, Trustee of the Rebecca O. Wright Living  
11 Trust dated May 1, 2018. The applicant is Wyman Duggan, Esq., 1301  
12 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207; (904)  
13 398-3911.

14           **Section 3.           Property Rezoned.** The Subject Property,  
15 pursuant to adopted companion Large-Scale Amendment L-5604-21A, is  
16 hereby rezoned and reclassified from Planned Unit Development (PUD)  
17 District (2009-155-E) to Planned Unit Development (PUD) District.  
18 This new PUD district shall generally permit single-family  
19 residential uses, and is described, shown and subject to the following  
20 documents, **attached hereto**:

21 **Exhibit 1** - Legal Description dated May 3, 2021.

22 **Exhibit 2** - Subject Property Map (prepared by P&DD).

23 **Exhibit 3** - Written Description dated March 23, 2022.

24 **Exhibit 4** - Site Plan dated March 25, 2022.

25           **Section 4.           Contingency.** This rezoning shall not become  
26 effective until thirty-one (31) days after adoption of the companion  
27 Large-Scale Amendment unless challenged by the state land planning  
28 agency; and further provided that if the companion Large-Scale  
29 Amendment is challenged by the state land planning agency, this  
30 rezoning shall not become effective until the state land planning  
31 agency or the Administration Commission issues a final order

1 determining the companion Large-Scale Amendment is in compliance with  
2 Chapter 163, *Florida Statutes*.

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

15       **Section 6. Effective Date.** The enactment of this Ordinance  
16 shall be deemed to constitute a quasi-judicial action of the City  
17 Council and shall become effective upon signature by the Council  
18 President and the Council Secretary.

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20 Form Approved:

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22           /s/ Mary E. Staffopoulos          

23 Office of General Counsel

24 Legislation Prepared By: Kaysie Cox

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