

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2024-195**

5 AN ORDINANCE REZONING APPROXIMATELY 7.47± ACRES
6 LOCATED IN COUNCIL DISTRICT 8 AT 832 NEW BERLIN
7 ROAD, 842 NEW BERLIN ROAD AND 12661 CAMDEN ROAD,
8 BETWEEN CAMDEN ROAD AND PULASKI ROAD (R.E. NOS.
9 106691-0000, 106692-0000 AND 106699-0000), AS
10 DESCRIBED HEREIN, OWNED BY CORTEZ POINTE INC.,
11 FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT
12 (2021-531-E) TO PLANNED UNIT DEVELOPMENT (PUD)
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
14 ZONING CODE, TO PERMIT UP TO 85 TOWNHOMES, AS
15 DESCRIBED IN THE CAMDEN OAKS PUD; PROVIDING A
16 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
17 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
18 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
19

20 **WHEREAS**, Cortez Pointe Inc., the owner of approximately 7.47±
21 acres located in Council District 8 at 832 New Berlin Road, 842 New
22 Berlin Road and 12661 Camden Road, between Camden Road and Pulaski
23 Road (R.E. Nos. 106691-0000, 106692-0000 and 106699-0000), as more
24 particularly described in **Exhibit 1**, dated June 21, 2021, and
25 graphically depicted in **Exhibit 2**, both of which are attached hereto
26 (the "Subject Property"), has applied for a rezoning and
27 reclassification of the Subject Property from Planned Unit
28 Development (PUD) District (2021-531-E) to Planned Unit Development
29 (PUD) District, as described in Section 1 below; 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,** the Council finds that such rezoning is: (1)
5 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
6 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
7 not in conflict with any portion of the City's land use regulations;
8 and

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

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

18 **Section 1. Property Rezoned.** The Subject Property is
19 hereby rezoned and reclassified from Planned Unit Development (PUD)
20 District (2021-531-E) to Planned Unit Development (PUD) District.
21 This new PUD district shall generally permit up to a maximum of 85
22 townhomes, and is described, shown and subject to the following
23 documents, attached hereto:

24 **Exhibit 1** - Legal Description dated June 21, 2021.

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

26 **Exhibit 3** - Written Description dated January 23, 2024.

27 **Exhibit 4** - Site Plan dated January 19, 2024.

28 **Section 2. Owner and Description.** The Subject Property is
29 owned by Cortez Pointe Inc., and is legally described in **Exhibit 1**,
30 attached hereto. The applicant is Josh Cockrell, P.O. Box 28327,
31 Jacksonville, Florida 32226; (904) 720-4260.

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

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

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18 Form Approved:

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20 _____
 /s/ Mary E. Staffopoulos

21 Office of General Counsel

22 Legislation Prepared By: Caroline Fulton

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