

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-274**

5 AN ORDINANCE REZONING APPROXIMATELY 3.0± ACRES
6 LOCATED IN COUNCIL DISTRICT 2 AT 4025 CEDAR
7 POINT ROAD, BETWEEN GROVER ROAD AND CEDARBROOK
8 VIEW DRIVE (R.E. NO. 106586-0040), AS DESCRIBED
9 HEREIN, OWNED BY DUVAL CONSTRUCTION, INC., FROM
10 RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT TO
11 RESIDENTIAL LOW DENSITY-100A (RLD-100A)
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
13 ZONING CODE; PROVIDING A DISCLAIMER THAT THE
14 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
15 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
16 PROVIDING AN EFFECTIVE DATE.
17

18 **WHEREAS**, Duval Construction, Inc., the owner of approximately
19 3.0± acres located in Council District 2 at 4025 Cedar Point Road,
20 between Grover Road and Cedarbrook View Drive (R.E. No. 106586-0040),
21 as more particularly described in **Exhibit 1**, dated March 8, 2021, and
22 graphically depicted in **Exhibit 2**, both of which are **attached hereto**
23 (Subject Property), has applied for a rezoning and reclassification
24 of the Subject Property from Residential Rural-Acre (RR-Acre)
25 District to Residential Low Density-100A (RLD-100A) District; and

26 **WHEREAS**, the Planning and Development Department has considered
27 the application and has rendered an advisory recommendation; and

28 **WHEREAS**, the Planning Commission, acting as the local planning
29 agency, has reviewed the application and made an advisory
30 recommendation to the Council; and

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

1 public hearing has made its recommendation to the Council; and

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

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

10 **Section 1. Property Rezoned.** The Subject Property is
11 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)
12 District to Residential Low Density-100A (RLD-100A) District, as
13 defined and classified under the Zoning Code, City of Jacksonville,
14 Florida.

15 **Section 2. Owner and Description.** The Subject Property is
16 owned by Duval Construction, Inc., and is described in **Exhibit 1,**
17 **attached hereto.** The applicant is Josh Cockrell, P.O. Box 28327,
18 Jacksonville, Florida 32226; (904) 720-4260.

19 **Section 3. Disclaimer.** The rezoning granted herein shall
20 **not** be construed as an exemption from any other applicable local,
21 state, or federal laws, regulations, requirements, permits or
22 approvals. All other applicable local, state or federal permits or
23 approvals shall be obtained before commencement of the development
24 or use and issuance of this rezoning is based upon acknowledgement,
25 representation and confirmation made by the applicant(s), owners(s),
26 developer(s) and/or any authorized agent(s) or designee(s) that the
27 subject business, development and/or use will be operated in strict
28 compliance with all laws. Issuance of this rezoning does **not** approve,
29 promote or condone any practice or act that is prohibited or
30 restricted by any federal, state or local laws.

31 **Section 4. Effective Date.** The enactment of this Ordinance

1 shall be deemed to constitute a quasi-judicial action of the City
2 Council and shall become effective upon signature by the Council
3 President and Council Secretary.

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5 Form Approved:

6
7 /s/ Shannon K. Eller

8 Office of General Counsel

9 Legislation Prepared By: Connie Quinto

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