

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-298**

5 AN ORDINANCE REZONING APPROXIMATELY 1.73± ACRES
6 LOCATED IN COUNCIL DISTRICT 7 AT 0 DUNN AVENUE,
7 BETWEEN DOBSON DRIVE AND WINGATE ROAD NORTH
8 (R.E. NO. 019974-0000), AS DESCRIBED HEREIN,
9 OWNED BY HOOSE HOMES AND INVESTMENTS, LLC, FROM
10 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (1999-
11 1098-E) TO RESIDENTIAL MEDIUM DENSITY-D (RMD-D)
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**, Hoose Homes and Investments, LLC, the owner of
19 approximately 1.73± acres located in Council District 7 at 0 Dunn
20 Avenue, between Dobson Drive and Wingate Road North (R.E. No. 019974-
21 0000), as more particularly described in **Exhibit 1**, dated February
22 20, 2020, and graphically depicted in **Exhibit 2**, both of which are
23 **attached hereto** (Subject Property), has applied for a rezoning and
24 reclassification of the Subject Property from Planned Unit
25 Development (PUD) District (1999-1098-E) to Residential Medium
26 Density-D (RMD-D) District; and

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

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

1 **WHEREAS**, the Land Use and Zoning Committee, after due notice and
2 public hearing has made its recommendation to the Council; and

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

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

11 **Section 1. Property Rezoned.** The Subject Property is
12 hereby rezoned and reclassified from Planned Unit Development (PUD)
13 District (1999-1098-E) to Residential Medium Density-D (RMD-D)
14 District, as defined and classified under the Zoning Code, City of
15 Jacksonville, Florida.

16 **Section 2. Owner and Description.** The Subject Property is
17 owned by Hoose Homes and Investments, LLC, and is described in **Exhibit**
18 **1, attached hereto.** The agent is Curtis L. Hart, 8051 Tara Lane,
19 Jacksonville, Florida 32216; (904) 993-5008.

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

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

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6 Form Approved:

7
8 /s/ Shannon K. Eller

9 Office of General Counsel

10 Legislation Prepared By: Arimus Wells

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