

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2021-829**

5 AN ORDINANCE REZONING APPROXIMATELY 56.86± ACRES  
6 LOCATED IN COUNCIL DISTRICT 8 AT 8475 GARDEN  
7 STREET AND 8439 GARDEN STREET, BETWEEN PAXTON  
8 ROAD AND MESSER ROAD (R.E. NOS. 002830-0000,  
9 002830-0030 AND 002832-0000), OWNED BY COOPER  
10 MEADOWS LLC, AS DESCRIBED HEREIN, FROM  
11 AGRICULTURE (AGR) DISTRICT TO RESIDENTIAL LOW  
12 DENSITY-50 (RLD-50) DISTRICT, AS DEFINED AND  
13 CLASSIFIED UNDER THE ZONING CODE, PURSUANT TO  
14 FUTURE LAND USE MAP SERIES (FLUMS) LARGE-SCALE  
15 AMENDMENT APPLICATION NUMBER L-5521-21A;  
16 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
17 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
18 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
19 EFFECTIVE DATE.  
20

21 **WHEREAS**, the City of Jacksonville adopted a Large-Scale  
22 Amendment to the *2030 Comprehensive Plan* for the purpose of revising  
23 portions of the Future Land Use Map series (FLUMs) in order to ensure  
24 the accuracy and internal consistency of the plan, pursuant to  
25 companion application L-5521-21A; and

26 **WHEREAS**, in order to ensure consistency of zoning district with  
27 the *2030 Comprehensive Plan* and the adopted companion Large-Scale  
28 Amendment L-5521-21A, an application to rezone and reclassify from  
29 Agriculture (AGR) District to Residential Low Density-50 (RLD-50)  
30 District was filed by Curtis L. Hart on behalf of Cooper Meadows LLC,  
31 the owner of approximately 56.86± acres of certain real property in

1 Council District 8, as more particularly described in Section 1; and  
2 **WHEREAS**, the Planning and Development Department, in order to  
3 ensure consistency of this zoning district with the *2030 Comprehensive*  
4 *Plan*, has considered the rezoning and has rendered an advisory  
5 opinion; and

6 **WHEREAS**, the Planning Commission has considered the application  
7 and has rendered an advisory opinion; and

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

11 **WHEREAS**, the City Council, after due notice, held a public  
12 hearing, and taking into consideration the above recommendations as  
13 well as all oral and written comments received during the public  
14 hearings, the Council finds that such rezoning is consistent with the  
15 *2030 Comprehensive Plan* adopted under the comprehensive planning  
16 ordinance for future development of the City of Jacksonville; now,  
17 therefore

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

19 **Section 1. Subject Property Location and Description.** The  
20 approximately 56.86± acres are located in Council District 8 at  
21 8475 Garden Street and 8439 Garden Street, between Paxton Road and  
22 Messer Road (R.E. Nos. 002830-0000, 002830-0030 and 002832-0000), as  
23 more particularly described in **Exhibit 1**, dated November 2, 2021, and  
24 graphically depicted in **Exhibit 2**, both of which are **attached hereto**  
25 and incorporated herein by this reference (the "Subject Property").

26 **Section 2. Owner and Applicant Description.** The Subject  
27 Property is owned by Cooper Meadows LLC. The applicant is Curtis L.  
28 Hart, 8051 Tara Lane, Jacksonville, Florida 32216; (904) 993-5008.

29 **Section 3. Property Rezoned.** The Subject Property,  
30 pursuant to adopted companion Large-Scale Amendment Application L-  
31 5521-21A, is hereby rezoned and reclassified from Agriculture (AGR)

1 District to Residential Low Density-50 (RLD-50).

2       **Section 4. Contingency.** This rezoning shall not become  
3 effective until thirty-one (31) days after adoption of the companion  
4 Large-Scale Amendment; and further provided that if the companion  
5 Large-Scale Amendment is challenged by the state land planning agency,  
6 this rezoning shall not become effective until the state land planning  
7 agency or the Administration Commission issues a final order  
8 determining the companion Large-Scale Amendment is in compliance with  
9 Chapter 163, *Florida Statutes*.

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

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

26 Form Approved:

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28           /s/ Mary E. Staffopoulos

29 Office of General Counsel

30 Legislation Prepared By: Erin Abney

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