

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-639-E**

5 AN ORDINANCE REZONING APPROXIMATELY 0.65± ACRES,
6 LOCATED IN COUNCIL DISTRICT 4 AT 0 CENTURY 21
7 DRIVE, BETWEEN ATLANTIC BOULEVARD AND HIGHFIELD
8 AVENUE (R.E. NO. 145117-0055), AS DESCRIBED
9 HEREIN, OWNED BY HOOSE D LLC, FROM COMMERCIAL,
10 RESIDENTIAL AND OFFICE (CRO) DISTRICT TO PLANNED
11 UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
12 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT UP
13 TO 13 TOWNHOMES, AS DESCRIBED IN THE HIGHFIELD
14 AVENUE TOWNHOMES PUD; PROVIDING A DISCLAIMER
15 THAT THE REZONING GRANTED HEREIN SHALL NOT BE
16 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
17 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
18

19 **WHEREAS**, Hoose D LLC, the owner of approximately 0.65± acres
20 located in Council District 4 at 0 Century 21 Drive, between Atlantic
21 Boulevard and Highfield Avenue (R.E. No. 145117-0055), as more
22 particularly described in **Exhibit 1**, dated July 5, 2022, and
23 graphically depicted in **Exhibit 2**, both of which are attached hereto
24 (the "Subject Property"), has applied for a rezoning and
25 reclassification of that property from Commercial, Residential and
26 Office (CRO) District to Planned Unit Development (PUD) District, as
27 described in Section 1 below; and

28 **WHEREAS**, the Planning Commission has considered the application
29 and has rendered an advisory opinion; and

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

1 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
2 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives
3 and policies of the *2030 Comprehensive Plan*; and (3) is not in
4 conflict with any portion of the City's land use regulations; and

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

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

14 **Section 1. Property Rezoned.** The Subject Property is
15 hereby rezoned and reclassified from Commercial, Residential and
16 Office (CRO) District to Planned Unit Development (PUD) District.
17 This new PUD district shall generally permit up to 13 townhomes, and
18 is described, shown and subject to the following documents, attached
19 hereto:

20 **Exhibit 1** - Legal Description dated July 5, 2022.

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

22 **Exhibit 3** - Written Description dated July 19, 2022.

23 **Exhibit 4** - Site Plan dated May 18, 2022.

24 **Section 2. Owner and Description.** The Subject Property
25 is owned by Hoose D LLC and is legally described in **Exhibit 1**,
26 attached hereto. The applicant is Curtis Hart, 8051 Tara Lane,
27 Jacksonville, Florida 32216; (904) 993-5008.

28 **Section 3. Disclaimer.** The rezoning granted herein
29 shall **not** be construed as an exemption from any other applicable
30 local, state, or federal laws, regulations, requirements, permits or
31 approvals. All other applicable local, state or federal permits or

