

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2020-393-E**

5 AN ORDINANCE REZONING APPROXIMATELY 2.54±  
6 ACRES LOCATED IN COUNCIL DISTRICT 6 AT 11005  
7 HOOD ROAD SOUTH, BETWEEN DANESE OAKS LANE AND  
8 HIDDEN RIDGE DRIVE (R.E. NO. 156441-0040), AS  
9 DESCRIBED HEREIN, OWNED BY KEITH A. MATYI AND  
10 DEBORAH A. ELLIOTT, FROM RESIDENTIAL RURAL-  
11 ACRE (RR-ACRE) DISTRICT TO RESIDENTIAL LOW  
12 DENSITY-70 (RLD-70) DISTRICT, AS DEFINED AND  
13 CLASSIFIED UNDER THE ZONING CODE; PROVIDING A  
14 DISCLAIMER THAT THE REZONING GRANTED HEREIN  
15 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM  
16 ANY OTHER APPLICABLE LAWS; PROVIDING AN  
17 EFFECTIVE DATE.  
18

19 **WHEREAS**, Keith A. Matyi and Deborah A. Elliott, the owners of  
20 approximately 2.54± acres located in Council District 6 at 11005  
21 Hood Road South, between Danese Oaks Lane and Hidden Ridge Drive  
22 (R.E. No. 156441-0040), as more particularly described in **Exhibit**  
23 **1**, dated July 15, 2020, and graphically depicted in **Exhibit 2**, both  
24 of which are **attached hereto** (Subject Property), have applied for a  
25 rezoning and reclassification of the Subject Property from  
26 Residential Rural-Acre (RR-Acre) District to Residential Low  
27 Density-70 (RLD-70) District; and

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

31 **WHEREAS**, the Planning Commission, acting as the local planning

1 agency, has reviewed the application and made an advisory  
2 recommendation to the Council; and

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

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

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

13 **Section 1. Property Rezoned.** The Subject Property is  
14 hereby rezoned and reclassified from Residential Rural-Acre (RR-  
15 Acre) District to Residential Low Density-70 (RLD-70) District, as  
16 defined and classified under the Zoning Code, City of Jacksonville,  
17 Florida.

18 **Section 2. Owner and Description.** The Subject Property  
19 is owned by Keith A. Matyi and Deborah A. Elliott, and is described  
20 in **Exhibit 1, attached hereto.** The agent is Lara Higgs, 1650  
21 Margaret Street, #323, Jacksonville, Florida 32204; (904) 781-2654.

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

1 rezoning does **not** approve, promote or condone any practice or act  
2 that is prohibited or restricted by any federal, state or local  
3 laws.

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

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9 Form Approved:

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11             /s/ Shannon K. Eller      

12 Office of General Counsel

13 Legislation Prepared By: Erin Abney

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