

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-20-E**

5 AN ORDINANCE REZONING APPROXIMATELY 2.77± ACRES,
6 LOCATED IN COUNCIL DISTRICT 6 AT 10249 HOOD
7 COURT (R.E. NO. 149200-0000), BETWEEN POPLAR
8 LAKE DRIVE AND HOOD ROAD, AS DESCRIBED HEREIN,
9 OWNED BY STILL THE ONE, LLC, FROM PLANNED UNIT
10 DEVELOPMENT (PUD) DISTRICT (2016-392-E) TO
11 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
13 PERMIT NEIGHBORHOOD COMMERCIAL USES, AS
14 DESCRIBED IN THE 10249 HOOD COURT PUD; PROVIDING
15 A DISCLAIMER THAT THE REZONING GRANTED HEREIN
16 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
17 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
18 DATE.
19

20 **WHEREAS**, Still the One, LLC, the owner of approximately 2.77±
21 acres, located in Council District 6 at 10249 Hood Court, between
22 Poplar Lake Drive and Hood Road (R.E. No. 149200-0000), as more
23 particularly described in **Exhibit 1**, dated November 17, 2021, and
24 graphically depicted in **Exhibit 2**, both of which are **attached hereto**
25 (the "Subject Property"), have applied for a rezoning and
26 reclassification of that property from Planned Unit Development (PUD)
27 District (2016-392-E) to Planned Unit Development (PUD) District, as
28 described in Section 1 below; and

29 **WHEREAS**, the Planning Commission has considered the application
30 and has rendered an advisory opinion; 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**, the Council finds that such rezoning is: (1) consistent
4 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives
5 and policies of the *2030 Comprehensive Plan*; and (3) is not in
6 conflict with any portion of the City's land use regulations; and

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

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

16 **Section 1. Property Rezoned.** The Subject Property is
17 hereby rezoned and reclassified from Planned Unit Development (PUD)
18 District (2016-392-E) to Planned Unit Development (PUD) District.
19 This new PUD district shall generally permit neighborhood commercial,
20 and is described, shown and subject to the following documents,
21 **attached hereto:**

22 **Exhibit 1** - Legal Description dated November 17, 2021.

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

24 **Revised Exhibit 3** - Revised Written Description dated January 27,
25 2022.

26 **Revised Exhibit 4** - Revised Site Plan dated February 11, 2022.

27 **Section 2. Owner and Description.** The Subject Property
28 is owned by Still the One, LLC, and is legally described in **Exhibit**
29 **1, attached hereto.** The applicant is Lara Hipps, 1650 Margaret
30 Street, #323, Jacksonville, Florida 32204; (904) 781-2654.

31 **Section 3. Disclaimer.** The rezoning granted herein

1 shall **not** be construed as an exemption from any other applicable
2 local, state, or federal laws, regulations, requirements, permits or
3 approvals. All other applicable local, state or federal permits or
4 approvals shall be obtained before commencement of the development
5 or use and issuance of this rezoning is based upon acknowledgement,
6 representation and confirmation made by the applicant(s), owner(s),
7 developer(s) and/or any authorized agent(s) or designee(s) that the
8 subject business, development and/or use will be operated in strict
9 compliance with all laws. Issuance of this rezoning does **not** approve,
10 promote or condone any practice or act that is prohibited or
11 restricted by any federal, state or local laws.

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

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17 Form Approved:

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19 /s/ Mary E. Staffopoulos

20 Office of General Counsel

21 Legislation Prepared By: Bruce Lewis

22 GC-#1484237-v1-2022-20-E_