

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2020-299-E**

5 AN ORDINANCE REZONING APPROXIMATELY 0.51± OF  
6 AN ACRE LOCATED IN COUNCIL DISTRICT 5 AT 2703  
7 PHILIPS HIGHWAY AND 2025 WISTER STREET,  
8 BETWEEN WISTER STREET AND JERUSALEM STREET  
9 (R.E. NOS. 130270-0005 (PORTION) AND 130272-  
10 0000 (PORTION)), AS DESCRIBED HEREIN, OWNED BY  
11 HOOSE HOMES AND INVESTMENTS, LLC, FROM  
12 COMMERCIAL OFFICE (CO) DISTRICT TO COMMERCIAL  
13 COMMUNITY/GENERAL-2 (CCG-2) DISTRICT, AS  
14 DEFINED AND CLASSIFIED UNDER THE ZONING CODE;  
15 PROVIDING A DISCLAIMER THAT THE REZONING  
16 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN  
17 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
18 PROVIDING AN EFFECTIVE DATE.

19  
20 **WHEREAS**, L&A, LLC, the owner of approximately 0.51± of an acre  
21 located in Council District 5 at 2703 Philips Highway and 2025  
22 Wister Street, between Wister Street and Jerusalem Street (R.E.  
23 Nos. 130270-0005 (portion) and 130272-0000 (portion)), as more  
24 particularly described in **Exhibit 1**, dated March 2, 2020, and  
25 graphically depicted in **Exhibit 2**, both of which are **attached**  
26 **hereto** (Subject Property), has applied for a rezoning and  
27 reclassification of the Subject Property from Commercial Office  
28 (CO) District to Commercial Community/General-2 (CCG-2) District;  
29 and

30 **WHEREAS**, the Planning and Development Department has  
31 considered the application and has rendered an advisory

1 recommendation; and

2 **WHEREAS**, the Planning Commission, acting as the local planning  
3 agency, has reviewed the application and made an advisory  
4 recommendation to the Council; and

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

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

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

15 **Section 1. Property Rezoned.** The Subject Property is  
16 hereby rezoned and reclassified from Commercial Office (CO)  
17 District to Commercial Community/General-2 (CCG-2) District, as  
18 defined and classified under the Zoning Code, City of Jacksonville,  
19 Florida.

20 **Section 2. Owner and Description.** The Subject Property  
21 is owned by L&A, LLC, and is described in **Exhibit 1, attached**  
22 **hereto.** The agent is Lian Sacaquini, 2703 Philips Highway,  
23 Jacksonville, Florida 32207; (904) 306-0036.

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

1 designee(s) that the subject business, development and/or use will  
2 be operated in strict compliance with all laws. Issuance of this  
3 rezoning does **not** approve, promote or condone any practice or act  
4 that is prohibited or restricted by any federal, state or local  
5 laws.

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

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11 Form Approved:

12  
13 /s/ Shannon K. Eller

14 Office of General Counsel

15 Legislation Prepared By: Connor Corrigan

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