

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

5 AN ORDINANCE REZONING APPROXIMATELY 0.51± OF AN  
6 ACRE LOCATED IN COUNCIL DISTRICT 5 AT 2703  
7 PHILIPS HIGHWAY AND 2025 WISTER STREET, BETWEEN  
8 WISTER STREET AND JERUSALEM STREET (R.E. NOS.  
9 130270-0005 (PORTION) AND 130272-0000  
10 (PORTION)), AS DESCRIBED HEREIN, OWNED BY HOOSE  
11 HOMES AND INVESTMENTS, LLC, FROM COMMERCIAL  
12 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 Wister  
22 Street, between Wister Street and Jerusalem Street (R.E. Nos. 130270-  
23 0005 (portion) and 130272-0000 (portion)), as more particularly  
24 described in **Exhibit 1**, dated March 2, 2020, and graphically depicted  
25 in **Exhibit 2**, both of which are **attached hereto** (Subject Property),  
26 has applied for a rezoning and reclassification of the Subject  
27 Property from Commercial Office (CO) District to Commercial  
28 Community/General-2 (CCG-2) District; and

29 **WHEREAS**, the Planning and Development Department has considered  
30 the application and has rendered an advisory 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 and  
4 public hearing has made its recommendation to the Council; and

5 **WHEREAS**, taking into consideration the above recommendations and  
6 all other evidence entered into the record and testimony taken at the  
7 public hearings, the Council finds that such rezoning: (1) is  
8 consistent with the *2030 Comprehensive Plan*; (2) furthers the goals,  
9 objectives and policies of the *2030 Comprehensive Plan*; and (3) is  
10 not in conflict with any portion of the City's land use regulations;  
11 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 Commercial Office (CO) District  
15 to Commercial Community/General-2 (CCG-2) District, as defined and  
16 classified under the Zoning Code, City of Jacksonville, Florida.

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

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

1 restricted by any federal, state or local laws.

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

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7 Form Approved:

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9 /s/ Shannon K. Eller

10 Office of General Counsel

11 Legislation Prepared By: Connor Corrigan

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