

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2024-402**

5 AN ORDINANCE REZONING APPROXIMATELY 0.19± ACRES
6 LOCATED IN COUNCIL DISTRICT 10 AT 8905 1ST AVENUE
7 (R.E. NO(S). 036203-0000), OWNED BY HOOSE HOMES
8 AND INVESTMENTS, LLC, AS DESCRIBED HEREIN, FROM
9 COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1) DISTRICT
10 TO RESIDENTIAL OFFICE (RO) DISTRICT, AS DEFINED
11 AND CLASSIFIED UNDER THE ZONING CODE, PURSUANT
12 TO FUTURE LAND USE MAP SERIES SMALL-SCALE
13 AMENDMENT APPLICATION NUMBER L-5920-24C;
14 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
15 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
16 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
17 EFFECTIVE DATE.
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19 **WHEREAS**, the City of Jacksonville adopted a Small-Scale
20 Amendment to the *2045 Comprehensive Plan* for the purpose of revising
21 portions of the Future Land Use Map series (FLUMs) in order to ensure
22 the accuracy and internal consistency of the plan, pursuant to
23 companion application L-5920-24C; and

24 **WHEREAS**, in order to ensure consistency of zoning district
25 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale
26 Amendment L-5920-24C, an application to rezone and reclassify from
27 Commercial Community/General-1 (CCG-1) district to Residential Office
28 (RO) District was filed by Zach Miller, Esq. on behalf of the owners
29 of approximately 0.19± acres of certain real property in Council
30 District 10, as more particularly described in Section 1; and

31 **WHEREAS**, the Planning and Development Department, in order to

1 ensure consistency of this zoning district with the *2045 Comprehensive*
2 *Plan*, has considered the rezoning and has rendered an advisory
3 opinion; and

4 **WHEREAS**, the Planning Commission has considered the
5 application and has rendered an advisory opinion; and

6 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due
7 notice, held a public hearing and made its recommendation to the
8 Council; and

9 **WHEREAS**, the City Council, after due notice, held a public
10 hearing, and taking into consideration the above recommendations as
11 well as all oral and written comments received during the public
12 hearings, the Council finds that such rezoning is consistent with the
13 *2045 Comprehensive Plan* adopted under the comprehensive planning
14 ordinance for future development of the City of Jacksonville; now
15 therefore

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

17 **Section 1. Subject Property Location and Description.** The
18 approximately 0.19± acres are located in Council District 10 at 8905
19 1st Avenue (R.E. No. 036203-0000), as more particularly described in
20 **Exhibit 1**, dated March 12, 2024, and graphically depicted in **Exhibit**
21 **2**, both of which are attached hereto and incorporated herein by this
22 reference (the "Subject Property").

23 **Section 2. Owner and Applicant Description.** The Subject
24 Property is owned by Hoose Homes and Investments, LLC. The applicant
25 is Zach Miller, Esq., 3203 Old Barn Court, Ponte Vedra Beach, Florida,
26 32082; (904) 651-8958.

27 **Section 3. Property Rezoned.** The Subject Property,
28 pursuant to adopted companion Small-Scale Amendment Application
29 L-5920-24C, is hereby rezoned and reclassified from Commercial
30 Community/General-1 (CCG-1) District to Residential Office (RO)
31 District.

