

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-757**

5 AN ORDINANCE REZONING APPROXIMATELY 5.66± ACRES,
6 LOCATED IN COUNCIL DISTRICT 4 AT 0 HOGAN ROAD
7 AND 8975 HOGAN ROAD, BETWEEN BELFORT ROAD AND
8 NEWTON ROAD (R.E. NOS. 154168-0000 (PORTION) AND
9 154178-0000), AS DESCRIBED HEREIN, OWNED BY
10 SAMUEL E. OWENS AND JOAN C. OWENS, FROM
11 RESIDENTIAL LOW DENSITY-60 (RLD-60) DISTRICT TO
12 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
14 PERMIT SINGLE-FAMILY RESIDENTIAL USES, AS
15 DESCRIBED IN THE HOGAN TERRACE PUD; PROVIDING A
16 DISCLAIMER THAT THE REZONING GRANTED HEREIN
17 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
18 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
19 DATE.
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21 **WHEREAS**, Samuel E. Owens and Joan C. Owens, the owners of
22 approximately 5.66± acres located in Council District 4 at 0 Hogan
23 Road and 8975 Hogan Road, between Belfort Road and Newton Road (R.E.
24 Nos. 154168-0000 (portion) and 154178-0000), as more particularly
25 described in **Exhibit 1**, dated June 20, 2022, and graphically depicted
26 in **Exhibit 2**, both of which are attached hereto (the "Subject
27 Property"), have applied for a rezoning and reclassification of that
28 property from Residential Low Density-60 (RLD-60) District to Planned
29 Unit Development (PUD) District, as described in Section 1 below; and

30 **WHEREAS**, the Planning Commission has considered the application
31 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 Residential Low Density-60 (RLD-
18 60) District to Planned Unit Development (PUD) District. This new
19 PUD district shall generally permit single-family residential uses
20 and is described, shown and subject to the following documents,
21 attached hereto:

22 **Exhibit 1** - Legal Description dated June 20, 2022.

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

24 **Exhibit 3** - Written Description dated July 14, 2022.

25 **Exhibit 4** - Site Plan dated July 14, 2022.

26 **Section 2. Owner and Description.** The Subject Property
27 is owned by Samuel E. Owens and Joan C. Owens, and is legally described
28 in **Exhibit 1**, attached hereto. The applicant is Paul Harden, Esq.,
29 1431 Riverplace Boulevard, Suite 901, Jacksonville, Florida 32207;
30 (904) 396-5731.

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: Kaysie Cox

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