

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-579**

5 AN ORDINANCE REZONING APPROXIMATELY 1.21± ACRES
6 LOCATED IN COUNCIL DISTRICT 6 AT 0 HOOD ROAD,
7 BETWEEN LINDION COURT AND SHAD ROAD (R.E. NO.
8 149201-0000), AS DESCRIBED HEREIN, OWNED BY
9 SEKUT, LLC, FROM RESIDENTIAL RURAL-ACRE (RR-
10 ACRE) DISTRICT TO RESIDENTIAL MEDIUM DENSITY-B
11 (RMD-B) DISTRICT, AS DEFINED AND CLASSIFIED
12 UNDER THE ZONING CODE; PROVIDING A DISCLAIMER
13 THAT THE REZONING GRANTED HEREIN SHALL NOT BE
14 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
15 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
16

17 **WHEREAS**, Sekut, LLC, the owner of approximately 1.21± acres
18 located in Council District 6 at 0 Hood Road, between Lindion Court
19 and Shad Road (R.E. No. 149201-0000), as more particularly described
20 in **Exhibit 1**, dated February 11, 2021, and graphically depicted in
21 **Exhibit 2**, both of which are **attached hereto** (the "Subject Property"),
22 has applied for a rezoning and reclassification of the Subject
23 Property from Residential Rural-Acre (RR-ACRE) District to
24 Residential Medium Density-B (RMD-B) District; and

25 **WHEREAS**, the Planning and Development Department has considered
26 the application and has rendered an advisory recommendation; and

27 **WHEREAS**, the Planning Commission, acting as the local planning
28 agency, has reviewed the application and made an advisory
29 recommendation to the Council; and

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

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

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

9 **Section 1. Property Rezoned.** The Subject Property is
10 hereby rezoned and reclassified from Residential Rural-Acre (RR-ACRE)
11 District to Residential Medium Density-B (RMD-B) District, as defined
12 and classified under the Zoning Code, City of Jacksonville, Florida.

13 **Section 2. Owner and Description.** The Subject Property is
14 owned by Sekut, LLC, and is described in **Exhibit 1, attached hereto.**
15 The applicant is Cyndy Trimmer, Esq., 1 Independent Drive, Suite
16 1200, Jacksonville, Florida 32202; (904) 807-0185.

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

29 **Section 4. Effective Date.** The enactment of this Ordinance
30 shall be deemed to constitute a quasi-judicial action of the City
31 Council and shall become effective upon signature by the Council

1 President and Council Secretary.

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3 Form Approved:

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5 /s/ Mary E. Staffopoulos

6 Office of General Counsel

7 Legislation Prepared By: Connor Corrigan

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