

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2024-907**

5 AN ORDINANCE REZONING APPROXIMATELY 34.89± ACRES
6 LOCATED IN COUNCIL DISTRICT 8 AT 7777 AND 7845
7 PLUMMER ROAD, WEST OF OLD KINGS ROAD (R.E. NO(S).
8 002601-0550 AND 002594-0000), OWNED BY HOOSE D,
9 LLC AND MITCHELL BENNETT, HEATHER PAFFORD AND
10 LORI BENNETT, AS DESCRIBED HEREIN, FROM
11 RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT TO
12 RESIDENTIAL LOW DENSITY-40 (RLD-40) DISTRICT, AS
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE,
14 PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS)
15 SMALL-SCALE AMENDMENT APPLICATION NUMBER L-5987-
16 24C; PROVIDING A DISCLAIMER THAT THE REZONING
17 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
18 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
19 PROVIDING AN EFFECTIVE DATE.
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21 **WHEREAS,** the City of Jacksonville adopted a Small-Scale
22 Amendment to the *2045 Comprehensive Plan* for the purpose of revising
23 portions of the Future Land Use Map series (FLUMs) in order to ensure
24 the accuracy and internal consistency of the plan, pursuant to
25 companion application L-5987-24C; and

26 **WHEREAS,** in order to ensure consistency of zoning district with
27 the *2045 Comprehensive Plan* and the adopted companion Small-Scale
28 Amendment L-5987-24C, an application to rezone and reclassify from
29 Residential Rural-Acre (RR-Acre) District to Residential Low Density-
30 40 (RLD-40) was filed by Zach Miller, Esq., on behalf of the owners
31 of approximately 34.89± acres of certain real property in Council

1 District 8, as more particularly described in Section 1; and

2 **WHEREAS**, the Planning and Development Department, in order to
3 ensure consistency of this zoning district with the *2045 Comprehensive*
4 *Plan*, has considered the rezoning and has rendered an advisory
5 opinion; and

6 **WHEREAS**, the Planning Commission has considered the application
7 and has rendered an advisory opinion; and

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

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

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

19 **Section 1. Subject Property Location and Description.** The
20 approximately 34.89± acres are located in Council District 8 at 7777
21 and 7845 Plummer Road, west of Old Kings Road (R.E. No(s). 002601-
22 0550 and 002594-0000), as more particularly described in **Exhibit 1**,
23 dated October 2, 2024, and graphically depicted in **Exhibit 2**, both
24 of which are attached hereto and incorporated herein by this reference
25 (the "Subject Property").

26 **Section 2. Owner and Applicant Description.** The Subject
27 Property is owned by Hoose D, LLC and Mitchell Bennett, Heather
28 Pafford and Lori Bennett. The applicant is Zach Mmiller, Esq., 3203
29 Old Barn Court, Ponte Vedra Beach, Florida, 32082; (904) 651-8958.

30 **Section 3. Property Rezoned.** The Subject Property,
31 pursuant to adopted companion Small-Scale Amendment Application L-

1 5987-24C, is hereby rezoned and reclassified from Residential Rural-
2 Acre (RR-Acre) District to Residential Low Density-40 (RLD-40)
3 District.

4 **Section 4. Contingency.** This rezoning shall not become
5 effective until thirty-one (31) days after adoption of the companion
6 Small-Scale Amendment; and further provided that if the companion
7 Small-Scale Amendment is challenged by the state land planning agency,
8 this rezoning shall not become effective until the state land planning
9 agency or the Administration Commission issues a final order
10 determining the companion Small-Scale Amendment is in compliance with
11 Chapter 163, *Florida Statutes*.

12 **Section 5. Disclaimer.** The rezoning granted herein
13 shall not be construed as an exemption from any other applicable
14 local, state, or federal laws, regulations, requirements, permits or
15 approvals. All other applicable local, state or federal permits or
16 approvals shall be obtained before commencement of the development
17 or use and issuance of this rezoning is based upon acknowledgement,
18 representation and confirmation made by the applicant(s), owner(s),
19 developer(s) and/or any authorized agent(s) or designee(s) that the
20 subject business, development and/or use will be operated in strict
21 compliance with all laws. Issuance of this rezoning does not approve,
22 promote or condone any practice or act that is prohibited or
23 restricted by any federal, state or local laws.

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

1 Form Approved:

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3 /s/ Dylan Reingold

4 Office of General Counsel

5 Legislation Prepared By: Stephen Nagbe

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