

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2026-531**

5 AN ORDINANCE REZONING APPROXIMATELY 0.73± OF AN  
6 ACRE LOCATED IN COUNCIL DISTRICT 14 AT 7080 WHEAT  
7 ROAD, BETWEEN DEMAGGIO ROAD AND GEORGE WOOD LANE  
8 WEST (R.E. NO(S). 014464-0010), AS DESCRIBED  
9 HEREIN, OWNED BY HOOSE HOMES AND INVESTMENTS,  
10 LLC, FROM RESIDENTIAL RURAL-ACRE (RR-ACRE)  
11 DISTRICT TO RESIDENTIAL LOW DENSITY-50 (RLD-50)  
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
13 ZONING CODE, PURSUANT TO APPLICATION NUMBER Z-  
14 7219; PROVIDING A DISCLAIMER THAT THE REZONING  
15 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN  
16 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
17 PROVIDING AN EFFECTIVE DATE.  
18

19 **WHEREAS**, Hoose Homes and Investments, LLC, the owner of  
20 approximately 0.73± of an acre located in Council District 14 at 7080  
21 Wheat Road, between Demaggio Road and George Wood Lane West (R.E.  
22 No(s). 014464-0010), as more particularly described in **Exhibit 1**,  
23 dated May 12, 2026, and graphically depicted in **Exhibit 2**, both of  
24 which are attached hereto (the "Subject Property"), have applied for  
25 a rezoning and reclassification of the Subject Property from  
26 Residential Rural-Acre (RR-Acre) District to Residential Low Density-  
27 50 (RLD-50) District; and

28 **WHEREAS**, the Planning and Development Department has  
29 considered the application and has rendered an advisory  
30 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 (LUZ) Committee, after due  
4 notice, held a public hearing and made its recommendation to the  
5 Council; and

6 **WHEREAS,** taking into consideration the above recommendations  
7 and all other evidence entered into the record and testimony taken  
8 at the public hearings, the Council finds that such rezoning: (1) is  
9 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,  
10 objectives and policies of the *2045 Comprehensive Plan*; and (3) is  
11 not in conflict with any portion of the City's land use regulations;  
12 now therefore

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

14 **Section 1. Property Rezoned.** The Subject Property is  
15 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)  
16 District to Residential Low Density-50 (RLD-50) District, as defined  
17 and classified under the Zoning Code, City of Jacksonville, Florida,  
18 pursuant to Application Number Z-7219.

19 **Section 2. Owner and Description.** The Subject Property is  
20 owned by Hoose Homes and Investments, LLC, and is legally described  
21 in **Exhibit 1**, attached hereto. The applicant is Zach Miller, Esq.,  
22 3203 Old Barn Court, Ponte Vedra Beach, Florida, 32082; (904) 651-  
23 8958; zwmiller@gmail.com.

24 **Section 3. Disclaimer.** The rezoning granted herein shall  
25 **not** be construed as an exemption from any other applicable local,  
26 state, or federal laws, regulations, requirements, permits or  
27 approvals. All other applicable local, state or federal permits or  
28 approvals shall be obtained before commencement of the development  
29 or use and issuance of this rezoning is based upon acknowledgement,  
30 representation and confirmation made by the applicant(s), owners(s),  
31 developer(s) and/or any authorized agent(s) or designee(s) that the

1 subject business, development and/or use will be operated in strict  
2 compliance with all laws. Issuance of this rezoning does **not** approve,  
3 promote or condone any practice or act that is prohibited or  
4 restricted by any federal, state or local laws.

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

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10 Form Approved:

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12           /s/ Terrence Harvey          

13 Office of General Counsel

14 Legislation Prepared By: Mikayla Batteh

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