

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-428**

5 AN ORDINANCE REZONING APPROXIMATELY 0.71± ACRES
6 LOCATED IN COUNCIL DISTRICT 8 AT 0 PERDUE ROAD,
7 BETWEEN AIRPORT CENTER DRIVE EAST AND DUVAL
8 STATION ROAD (R.E. NO. 106618-0014), AS DESCRIBED
9 HEREIN, OWNED BY CHRISTOPHER MATHIS AND LATOYA
10 ADGER, FROM PLANNED UNIT DEVELOPMENT (PUD)
11 DISTRICT (2010-487-E) TO RESIDENTIAL MEDIUM
12 DENSITY-D (RMD-D) DISTRICT, AS DEFINED AND
13 CLASSIFIED UNDER THE ZONING CODE; PROVIDING A
14 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
15 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
16 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
17

18 **WHEREAS**, Christopher Mathis and Latoya Adger, the owners of
19 approximately 0.71± acres located in Council District 8 at 0 Perdue
20 Road, between Airport Center Drive East and Duval Station Road (R.E.
21 No. 106618-0014), as more particularly described in **Exhibit 1**, dated
22 April 19, 2023, and graphically depicted in **Exhibit 2**, both of which
23 are attached hereto (the "Subject Property"), have applied for a
24 rezoning and reclassification of the Subject Property from Planned
25 Unit Development (PUD) District (2010-487-E) to Residential Medium
26 Density-D (RMD-D) District; and

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

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

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

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

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

12 **Section 1. Property Rezoned.** The Subject Property is
13 hereby rezoned and reclassified from Planned Unit Development (PUD)
14 District (2010-487-E) to Residential Medium Density-D (RMD-D)
15 District, as defined and classified under the Zoning Code, City of
16 Jacksonville, Florida.

17 **Section 2. Owner and Description.** The Subject Property is
18 owned by Christopher Mathis and Latoya Adger, and is legally described
19 in **Exhibit 1**, attached hereto. The applicant is Jimmy Higginbotham,
20 43131 Thomas Creek Road, Callahan, Florida 32011; (904) 699-1490.

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

1 restricted by any federal, state or local laws.

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

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7 Form Approved:

8
9 /s/ Shannon K. Eller

10 Office of General Counsel

11 Legislation Prepared by: Connor Corrigan

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