

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-20**

5 AN ORDINANCE REZONING APPROXIMATELY 2.77± ACRES,
6 LOCATED IN COUNCIL DISTRICT 6 AT 10249 HOOD
7 COURT (R.E. NO. 149200-0000), BETWEEN POPLAR
8 LAKE DRIVE AND HOOD ROAD, AS DESCRIBED HEREIN,
9 OWNED BY STILL THE ONE, LLC, FROM PLANNED UNIT
10 DEVELOPMENT (PUD) DISTRICT (2016-392-E) TO
11 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
13 PERMIT NEIGHBORHOOD COMMERCIAL USES, AS
14 DESCRIBED IN THE 10249 HOOD COURT PUD; PROVIDING
15 A DISCLAIMER THAT THE REZONING GRANTED HEREIN
16 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
17 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
18 DATE.

19
20 **WHEREAS**, Still the One, LLC, the owner of approximately 2.77±
21 acres, located in Council District 6 at 10249 Hood Court, between
22 Poplar Lake Drive and Hood Road (R.E. No. 149200-0000), as more
23 particularly described in **Exhibit 1**, dated November 17, 2021, and
24 graphically depicted in **Exhibit 2**, both of which are **attached hereto**
25 (the "Subject Property"), have applied for a rezoning and
26 reclassification of that property from Planned Unit Development (PUD)
27 District (2016-392-E) to Planned Unit Development (PUD) District, as
28 described in Section 1 below; and

29 **WHEREAS**, the Planning Commission has considered the application
30 and has rendered an advisory opinion; and

31 **WHEREAS**, the Land Use and Zoning Committee, after due notice and

1 public hearing, has made its recommendation to the Council; and

2 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
3 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives
4 and policies of the *2030 Comprehensive Plan*; and (3) is not in
5 conflict with any portion of the City's land use regulations; and

6 **WHEREAS**, the Council finds the proposed rezoning does not
7 adversely affect the orderly development of the City as embodied in
8 the Zoning Code; will not adversely affect the health and safety of
9 residents in the area; will not be detrimental to the natural
10 environment or to the use or development of the adjacent properties
11 in the general neighborhood; and will accomplish the objectives and
12 meet the standards of Section 656.340 (Planned Unit Development) of
13 the Zoning Code; now, therefore

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

15 **Section 1. Property Rezoned.** The Subject Property is
16 hereby rezoned and reclassified from Planned Unit Development (PUD)
17 District (2016-392-E) to Planned Unit Development (PUD) District.
18 This new PUD district shall generally permit neighborhood commercial,
19 and is described, shown and subject to the following documents,
20 **attached hereto:**

21 **Exhibit 1** - Legal Description dated November 17, 2021.

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

23 **Exhibit 3** - Written Description dated December 13, 2021.

24 **Exhibit 4** - Site Plan dated June 10, 2021.

25 **Section 2. Owner and Description.** The Subject Property
26 is owned by Still the One, LLC, and is legally described in **Exhibit**
27 **1, attached hereto.** The applicant is Lara Hipps, 1650 Margaret
28 Street, #323, Jacksonville, Florida 32204; (904) 781-2654.

29 **Section 3. Disclaimer.** The rezoning granted herein
30 shall **not** be construed as an exemption from any other applicable
31 local, state, or federal laws, regulations, requirements, permits or

1 approvals. All other applicable local, state or federal permits or
2 approvals shall be obtained before commencement of the development
3 or use and issuance of this rezoning is based upon acknowledgement,
4 representation and confirmation made by the applicant(s), owner(s),
5 developer(s) and/or any authorized agent(s) or designee(s) that the
6 subject business, development and/or use will be operated in strict
7 compliance with all laws. Issuance of this rezoning does not approve,
8 promote or condone any practice or act that is prohibited or
9 restricted by any federal, state or local laws.

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

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15 Form Approved:

16
17 /s/ Mary E. Staffopoulos

18 Office of General Counsel

19 Legislation Prepared By: Bruce Lewis

20 GC-#1471955-v1-2022-20_(Z-3887-PUD)