1 Introduced by the Land Use and Zoning Committee:

ORDINANCE 2022-443

AN ORDINANCE REZONING APPROXIMATELY 9.62± ACRES LOCATED IN COUNCIL DISTRICT 12 AT 0 SHINDLER DRIVE, BETWEEN BELLROSE AVENUE AND MARLEE ROAD (R.E. NO. 015137-0500), AS DESCRIBED HEREIN, OWNED BY ALBERTA L. HIPPS, FROM RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT TO RESIDENTIAL MEDIUM DENSITY-A (RMD-A) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE; PROVIDING A DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL <u>NOT</u> BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Alberta L. Hipps, the owner of approximately 9.62± 17 acres located in Council District 12 at 0 Shindler Drive, between 18 19 Bellrose Avenue and Marlee Road (R.E. No. 015137-0500), as more particularly described in **Exhibit 1**, dated April 8, 2022, and 20 21 graphically depicted in **Exhibit 2**, both of which are attached hereto 22 (the "Subject Property"), has applied for a rezoning and 23 reclassification of the Subject Property from Residential Rural-Acre 24 (RR-Acre) District to Residential Medium Density-A (RMD-A) District; 25 and

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

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

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WHEREAS, the Land Use and Zoning (LUZ) Committee, after due

notice, held a public hearing and made its recommendation to the 1 2 Council; and

3 WHEREAS, taking into consideration the above recommendations and 4 all other evidence entered into the record and testimony taken at the public hearings, the Council finds that such rezoning: (1) 5 is consistent with the 2030 Comprehensive Plan; (2) furthers the goals, 6 7 objectives and policies of the 2030 Comprehensive Plan; and (3) is not in conflict with any portion of the City's land use regulations; 8 9 now, therefore

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

11 Section 1. Property Rezoned. The Subject Property is 12 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre) 13 District to Residential Medium Density-A (RMD-A) District, as defined 14 and classified under the Zoning Code, City of Jacksonville, Florida.

15 Section 2. **Owner and Description.** The Subject Property is 16 owned by Alberta L. Hipps, and is described in Exhibit 1, attached 17 hereto. The applicant is T.R. Hainline, Esq., 1301 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207; (904) 346-5531. 18

19 Section 3. Disclaimer. The rezoning granted herein shall 20 not be construed as an exemption from any other applicable local, 21 state, or federal laws, regulations, requirements, permits or 22 approvals. All other applicable local, state or federal permits or 23 approvals shall be obtained before commencement of the development 24 or use and issuance of this rezoning is based upon acknowledgement, representation and confirmation made by the applicant(s), owners(s), 25 26 developer(s) and/or any authorized agent(s) or designee(s) that the 27 subject business, development and/or use will be operated in strict 28 compliance with all laws. Issuance of this rezoning does not approve, 29 promote or condone any practice or act that is prohibited or 30 restricted by any federal, state or local laws.

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Section 4. Effective Date. The enactment of this Ordinance

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1 shall be deemed to constitute a quasi-judicial action of the City 2 Council and shall become effective upon signature by the Council 3 President and Council Secretary. 4 5 Form Approved: 6 7 <u>/s/ Mary E. Staffopoulos</u> 8 Office of General Counsel

9 Legislation Prepared By: Kaysie Cox

10 GC-#1502370-v1-2022-443_(Z-4210)