

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2022-639**

5 AN ORDINANCE REZONING APPROXIMATELY 0.65± ACRES,  
6 LOCATED IN COUNCIL DISTRICT 4 AT 0 CENTURY 21  
7 DRIVE, BETWEEN ATLANTIC BOULEVARD AND HIGHFIELD  
8 AVENUE (R.E. NO. 145117-0055), AS DESCRIBED  
9 HEREIN, OWNED BY HOOSE D LLC, FROM COMMERCIAL,  
10 RESIDENTIAL AND OFFICE (CRO) DISTRICT TO PLANNED  
11 UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
12 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT UP  
13 TO 13 TOWNHOMES, AS DESCRIBED IN THE HIGHFIELD  
14 AVENUE TOWNHOMES PUD; PROVIDING A DISCLAIMER  
15 THAT THE REZONING GRANTED HEREIN SHALL NOT BE  
16 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
17 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
18

19 **WHEREAS**, Hoose D LLC, the owner of approximately 0.65± acres  
20 located in Council District 4 at 0 Century 21 Drive, between Atlantic  
21 Boulevard and Highfield Avenue (R.E. No. 145117-0055), as more  
22 particularly described in **Exhibit 1**, dated July 5, 2022, and  
23 graphically depicted in **Exhibit 2**, both of which are attached hereto  
24 (the "Subject Property"), has applied for a rezoning and  
25 reclassification of that property from Commercial, Residential and  
26 Office (CRO) District to Planned Unit Development (PUD) District, as  
27 described in Section 1 below; and

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

30 **WHEREAS**, the Land Use and Zoning Committee, after due notice and  
31 public hearing, has made its recommendation to the Council; and

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

5           **WHEREAS**, the Council finds the proposed rezoning does not  
6 adversely affect the orderly development of the City as embodied in  
7 the Zoning Code; will not adversely affect the health and safety of  
8 residents in the area; will not be detrimental to the natural  
9 environment or to the use or development of the adjacent properties  
10 in the general neighborhood; and will accomplish the objectives and  
11 meet the standards of Section 656.340 (Planned Unit Development) of  
12 the Zoning Code; 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 Commercial, Residential and  
16 Office (CRO) District to Planned Unit Development (PUD) District.  
17 This new PUD district shall generally permit up to 13 townhomes, and  
18 is described, shown and subject to the following documents, attached  
19 hereto:

20           **Exhibit 1** - Legal Description dated July 5, 2022.

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

22           **Exhibit 3** - Written Description dated July 19, 2022.

23           **Exhibit 4** - Site Plan dated May 18, 2022.

24           **Section 2.           Owner and Description.**       The Subject Property  
25 is owned by Hoose D LLC and is legally described in **Exhibit 1**,  
26 attached hereto.   The applicant is Curtis Hart, 8051 Tara Lane,  
27 Jacksonville, Florida 32216; (904) 993-5008.

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

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

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

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14 Form Approved:

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16           /s/ Mary E. Staffopoulos          

17 Office of General Counsel

18 Legislation Prepared By: Bruce Lewis

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