

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2024-281

AN ORDINANCE REZONING APPROXIMATELY 1.00± ACRE
LOCATED IN COUNCIL DISTRICT 6 AT 0 HOOD LANDING
ROAD AND 12373 HOOD LANDING ROAD, BETWEEN JEREMYS
LANDING DRIVE NORTH AND CARRIAGE CROSSING DRIVE
(R.E. NOS. 158093-0007 AND 158093-0009), AS
DESCRIBED HEREIN, OWNED BY ANTIONETTE BENNETT,
BRANDON BENNETT AND JOHNIQUE BENNETT, FROM
RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT TO
RESIDENTIAL LOW DENSITY-90 (RLD-90) DISTRICT, AS
DEFINED AND CLASSIFIED UNDER THE ZONING CODE;
PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
EFFECTIVE DATE.

WHEREAS, Antionette Bennett, Brandon Bennett and Johnique
Bennett, the owners of approximately 1.00± acre located in Council
District 6 at 0 Hood Landing Road and 12373 Hood Landing Road, between
Jeremys Landing Drive North and Carriage Crossing Drive (R.E. Nos.
158093-0007 and 158093-0009), as more particularly described in
Exhibit 1, dated September 14, 2023, and graphically depicted in
Exhibit 2, both of which are attached hereto (the "Subject Property"),
have applied for a rezoning and reclassification of the Subject
Property from Residential Rural-Acre (RR-Acre) District to
Residential Low Density-90 (RLD-90) District; and

WHEREAS, the Planning and Development Department has
considered the application and has rendered an advisory

1 recommendation; and

2 **WHEREAS,** the Planning Commission, acting as the local planning
3 agency, has reviewed the application and made an advisory
4 recommendation to the Council; and

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

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

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

16 **Section 1. Property Rezoned.** The Subject Property is
17 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)
18 District to Residential Low Density-90 (RLD-90) District, as defined
19 and classified under the Zoning Code, City of Jacksonville, Florida.

20 **Section 2. Owner and Description.** The Subject Property is
21 owned by Antionette Bennett, Brandon Bennett and Johnique Bennett,
22 and is legally described in **Exhibit 1**, attached hereto. The applicant
23 is Randolph Island, Jr., 4320 Deerwood Lake Parkway, Suite 101260,
24 Jacksonville, Florida 32216; (904) 515-2193.

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

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

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

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11 Form Approved:

12
13 /s/ Mary E. Staffopoulos

14 Office of General Counsel

15 Legislation Prepared By: Kaysie Cox

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