

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-234**

5 AN ORDINANCE REZONING APPROXIMATELY 1.37± ACRES
6 LOCATED IN COUNCIL DISTRICT 2 AT 12329 MOOSE
7 ROAD, BETWEEN MOOSE ROAD AND MOOSE HOLLOW DRIVE
8 (R.E. NO. 106542-0000), AS DESCRIBED HEREIN,
9 OWNED BY FIN HOMES, LLC, FROM RESIDENTIAL RURAL-
10 ACRE (RR-ACRE) DISTRICT TO RESIDENTIAL LOW
11 DENSITY-100A (RLD-100A) DISTRICT, AS DEFINED
12 AND CLASSIFIED UNDER THE ZONING CODE; PROVIDING
13 A DISCLAIMER THAT THE REZONING GRANTED HEREIN
14 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
15 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
16 DATE.
17

18 **WHEREAS**, Fin Homes, LLC, the owner of approximately 1.37± acres
19 located in Council District 2 at 12329 Moose Road, between Moose Road
20 and Moose Hollow Drive (R.E. No. 106542-0000), as more particularly
21 described in **Exhibit 1**, dated April 1, 2021, and graphically depicted
22 in **Exhibit 2**, both of which are **attached hereto** (Subject Property),
23 has applied for a rezoning and reclassification of the Subject
24 Property from Residential Rural-Acre (RR-Acre) District to
25 Residential Low Density-100A (RLD-100A) District; 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

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

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

10 **Section 1. Property Rezoned.** The Subject Property is
11 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)
12 District to Residential Low Density-100A (RLD-100A) District, as
13 defined and classified under the Zoning Code, City of Jacksonville,
14 Florida.

15 **Section 2. Owner and Description.** The Subject Property is
16 owned by Fin Homes, LLC, and is described in **Exhibit 1, attached**
17 **hereto**. The applicant is D. Chris Hagan, 208 North Laura Street,
18 Suite 710, Jacksonville, Florida 32202; (904) 425-8765.

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,
25 representation and confirmation made by the applicant(s), owners(s),
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.

31 **Section 4. Effective Date.** The enactment of this Ordinance

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.

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5 Form Approved:

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7 /s/ Shannon K. Eller

8 Office of General Counsel

9 Legislation Prepared By: Arimus Wells

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