

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2021-428**

5 AN ORDINANCE REZONING APPROXIMATELY 0.73± OF AN  
6 ACRE LOCATED IN COUNCIL DISTRICT 7 AT 0 PEARL  
7 STREET NORTH, 2903 PEARL STREET, 0 PEARL STREET,  
8 0 18TH STREET AND 247 17TH STREET, BETWEEN 20TH  
9 RP AND 17TH STREET WEST (R.E. NOS. 044359-0000,  
10 044403-0000, 044404-0000, 044406-0000 AND  
11 045079-0000), OWNED BY HOOSE OZ1, LLC, AND FIT  
12 OZ LLC, AS DESCRIBED HEREIN, COMMERCIAL  
13 NEIGHBORHOOD (CN) DISTRICT TO COMMERCIAL  
14 RESIDENTIAL AND OFFICE (CRO) DISTRICT, AS DEFINED  
15 AND CLASSIFIED UNDER THE ZONING CODE, PURSUANT  
16 TO FUTURE LAND USE MAP SERIES (FLUMS) SMALL-SCALE  
17 AMENDMENT APPLICATION NUMBER L-5568-21C;  
18 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
19 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
20 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
21 EFFECTIVE DATE.  
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23 **WHEREAS,** the City of Jacksonville adopted a Small-Scale  
24 Amendment to the *2030 Comprehensive Plan* for the purpose of revising  
25 portions of the Future Land Use Map series (FLUMs) in order to ensure  
26 the accuracy and internal consistency of the plan, pursuant to  
27 companion application L-5568-21C; and

28 **WHEREAS,** in order to ensure consistency of zoning district with  
29 the *2030 Comprehensive Plan* and the adopted companion Small-Scale  
30 Amendment L-5568-21C, an application to rezone and reclassify  
31 Commercial Neighborhood (CN) District to Commercial Residential and

1 Office (CRO) District was filed by Taylor Mejia, on behalf of the  
2 owner of approximately 0.73± of an acre of certain real property in  
3 Council District 7, as more particularly described in Section 1; and

4 **WHEREAS**, the Planning and Development Department, in order to  
5 ensure consistency of this zoning district with the *2030 Comprehensive*  
6 *Plan*, has considered the rezoning and has rendered an advisory  
7 opinion; and

8 **WHEREAS**, the Planning Commission has considered the application  
9 and has rendered an advisory opinion; and

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

13 **WHEREAS**, the City Council, after due notice, held a public  
14 hearing, and taking into consideration the above recommendations as  
15 well as all oral and written comments received during the public  
16 hearings, the Council finds that such rezoning is consistent with the  
17 *2030 Comprehensive Plan* adopted under the comprehensive planning  
18 ordinance for future development of the City of Jacksonville; now,  
19 therefore

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

21 **Section 1. Subject Property Location and Description.** The  
22 approximately 0.73± of an acre (R.E. No. 044359-0000, 044403-0000,  
23 044404-0000, 044406-0000 and 045079-0000) is located in Council  
24 District 7 at 0 Pearl Street North, 2903 Pearl Street, 0 Pearl Street,  
25 0 18th Street and 247 17th Street, between 20th RP and 17th Street  
26 West, as more particularly described in **Exhibit 1**, dated April 26,  
27 2021, and graphically depicted in **Exhibit 2**, both of which are  
28 **attached hereto** and incorporated herein by this reference (Subject  
29 Property).

30 **Section 2. Owner and Applicant Description.** The Subject  
31 Property is owned by Hoose OZ1, LLC, and FIT OZ LLC. The applicant

1 is Taylor Mejia, 208 N Laura Street, Suite 710, Jacksonville, Florida  
2 32202; (904) 349-5954.

3           **Section 3.           Property Rezoned.**           The Subject Property,  
4 pursuant to adopted companion Small-Scale Amendment Application L-  
5 5568-21C, is hereby rezoned and reclassified Commercial Neighborhood  
6 (CN) District to Commercial Residential and Office (CRO) District.

7           **Section 4.           Contingency.**           This rezoning shall not become  
8 effective until 31 days after adoption of the companion Small-Scale  
9 Amendment; and further provided that if the companion Small-Scale  
10 Amendment is challenged by the state land planning agency, this  
11 rezoning shall not become effective until the state land planning  
12 agency or the Administration Commission issues a final order  
13 determining the companion Small-Scale Amendment is in compliance with  
14 Chapter 163, *Florida Statutes*.

15           **Section 5.           Disclaimer.**           The rezoning granted herein  
16 shall **not** be construed as an exemption from any other applicable  
17 local, state, or federal laws, regulations, requirements, permits or  
18 approvals. All other applicable local, state or federal permits or  
19 approvals shall be obtained before commencement of the development  
20 or use and issuance of this rezoning is based upon acknowledgement,  
21 representation and confirmation made by the applicant(s), owner(s),  
22 developer(s) and/or any authorized agent(s) or designee(s) that the  
23 subject business, development and/or use will be operated in strict  
24 compliance with all laws. Issuance of this rezoning does **not** approve,  
25 promote or condone any practice or act that is prohibited or  
26 restricted by any federal, state or local laws.

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

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1 Form Approved:

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3           /s/ Jason Teal          

4 Office of General Counsel

5 Legislation Prepared By: Ed Lucakovic

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