

1 Introduced by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2021-16-E**

5 AN ORDINANCE REZONING APPROXIMATELY 2.50±
6 ACRES LOCATED IN COUNCIL DISTRICT 10 AT 0
7 MORSE AVENUE, BETWEEN MORSE AVENE AND RICKER
8 ROAD (R.E. NO. 015809-0100), AS DESCRIBED
9 HEREIN, OWNED BY HOLSTAR, LLC, FROM
10 RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT TO
11 RESIDENTIAL LOW DENSITY-60 (RLD-60) DISTRICT,
12 AS DEFINED AND CLASSIFIED UNDER THE ZONING
13 CODE; PROVIDING A DISCLAIMER THAT THE REZONING
14 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
15 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
16 PROVIDING AN EFFECTIVE DATE.
17

18 **WHEREAS**, Holstar, LLC, the owner of approximately 2.50± acres
19 located in Council District 10 at 0 Morse Avenue, between Morse
20 Avenue and Ricker Road (R.E. No. 015809-0100), as more particularly
21 described in **Exhibit 1**, dated December 10, 2020, and graphically
22 depicted in **Exhibit 2**, both of which are **attached hereto** (Subject
23 Property), has applied for a rezoning and reclassification of the
24 Subject Property from Residential Rural-Acre (RR-Acre) District to
25 Residential Low Density-60 (RLD-60) District; and

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

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

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

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

10 **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-
13 Acre) District to Residential Low Density-60 (RLD-60) District, as
14 defined and classified under the Zoning Code, City of Jacksonville,
15 Florida.

16 **Section 2. Owner and Description.** The Subject Property
17 is owned by Holstar, LLC, and is described in **Exhibit 1, attached**
18 **hereto.** The applicant is Stephen Starke, 6685 Bowie Road,
19 Jacksonville, Florida 32219; (904) 891-6080.

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

1 laws.

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

6

7 Form Approved:

8

9 /s/ Shannon K. Eller

10 Office of General Counsel

11 Legislation Prepared By: Connie Quinto

12 GC-#1406173-v1-Rez_-_0_Morse_Ave_Z-3255.docx