

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2023-295**

5 AN ORDINANCE REZONING APPROXIMATELY 13.74± ACRES  
6 LOCATED IN COUNCIL DISTRICT 10 AT 7878 MORSE  
7 AVENUE, BETWEEN RICKER ROAD AND QUAIL COVE LANE  
8 (R.E. NO. 015786-0000), AS DESCRIBED HEREIN,  
9 OWNED BY JOHN ELBERT ERWIN, FROM RESIDENTIAL  
10 RURAL-ACRE (RR-ACRE) DISTRICT AND PUBLIC  
11 BUILDINGS AND FACILITIES-1 (PBF-1) DISTRICT TO  
12 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
14 PERMIT SINGLE FAMILY RESIDENTIAL USES OR UP TO  
15 55 TOWNHOME UNITS WITH ASSOCIATED RECREATIONAL  
16 USES, AS DESCRIBED IN THE MORSE AVENUE  
17 RESIDENTIAL PUD; PROVIDING A DISCLAIMER THAT THE  
18 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
19 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
20 PROVIDING AN EFFECTIVE DATE.  
21

22 **WHEREAS**, John Elbert Erwin, the owner of approximately 13.74±  
23 acres located in Council District 10 at 7878 Morse Avenue, between  
24 Ricker Road and Quail Cove Lane (R.E. No. 015786-0000), as more  
25 particularly described in **Exhibit 1**, dated March 16, 2023, and  
26 graphically depicted in **Exhibit 2**, both of which are attached hereto  
27 (the "Subject Property"), has applied for a rezoning and  
28 reclassification of the Subject Property from Residential Rural-Acre  
29 (RR-Acre) District and Public Buildings and Facilities-1 (PBF-1)  
30 District to Planned Unit Development (PUD) District, as described in  
31 Section 1 below; and

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

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

6           **WHEREAS**, the Council finds that such rezoning is: (1) consistent  
7 with the *2045 Comprehensive Plan*; (2) furthers the goals, objectives  
8 and policies of the *2045 Comprehensive Plan*; and (3) is not in  
9 conflict with any portion of the City's land use regulations; and

10           **WHEREAS**, the Council finds the proposed rezoning does not  
11 adversely affect the orderly development of the City as embodied in  
12 the Zoning Code; will not adversely affect the health and safety of  
13 residents in the area; will not be detrimental to the natural  
14 environment or to the use or development of the adjacent properties  
15 in the general neighborhood; and will accomplish the objectives and  
16 meet the standards of Section 656.340 (Planned Unit Development) of  
17 the Zoning Code; now, therefore

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

19           **Section 1.           Property Rezoned.**     The Subject Property is  
20 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)  
21 District and Public Buildings and Facilities-1 (PBF-1) District to  
22 Planned Unit Development (PUD) District. This new PUD district shall  
23 generally permit single-family residential uses or up to a maximum  
24 of 55 townhome units with associated recreational uses, and is  
25 described, shown and subject to the following documents, attached  
26 hereto:

27 **Exhibit 1** - Legal Description dated March 16, 2023.

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

29 **Exhibit 3** - Written Description dated April 25, 2023.

30 **Exhibit 4** - Site Plan dated March 7, 2023.

31           **Section 2.           Owner and Description.**     The Subject Property is

