

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2021-696-E**

5 AN ORDINANCE REZONING APPROXIMATELY 19.35±  
6 ACRES, LOCATED IN COUNCIL DISTRICT 4 AT 0 NEWTON  
7 ROAD, BETWEEN NEWTON ROAD AND TOUCHTON ROAD  
8 (R.E. NOS. 154211-0000 AND 154210-0000), AS  
9 DESCRIBED HEREIN, OWNED BY NEWTON ROAD, LLC AND  
10 GRIFFIN FAMILY INVESTMENT COMPANY ONE LIMITED  
11 PARTNERSHIP, FROM PLANNED UNIT DEVELOPMENT (PUD)  
12 DISTRICT (2003-1506-E AND 2004-1079-E) TO  
13 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
14 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
15 PERMIT 172 TOWNHOMES AND RECREATIONAL USES, AS  
16 DESCRIBED IN THE WESTGATE PUD; PROVIDING A  
17 DISCLAIMER THAT THE REZONING GRANTED HEREIN  
18 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
19 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
20 DATE.  
21

22 **WHEREAS**, Newton Road, LLC and Griffin Family Investment Company  
23 One Limited Partnership, the owners of approximately 19.35± acres,  
24 located in Council District 4 at 0 Newton Road, between Newton Road  
25 and Touchton Road (R.E. Nos. 154211-0000 and 154210-0000), as more  
26 particularly described in **Exhibit 1**, dated August 4, 2021, and  
27 graphically depicted in **Exhibit 2**, both of which are **attached hereto**  
28 (the "Subject Property"), have applied for a rezoning and  
29 reclassification of that property from Planned Unit Development (PUD)  
30 District (2003-1506-E and 2004-1079-E) to Planned Unit Development  
31 (PUD) District, as described in Section 1 below; and

1           **WHEREAS**, the Planning Commission has considered the application  
2 and has rendered an advisory opinion; and

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

5           **WHEREAS**, the Council finds that such rezoning is: (1) consistent  
6 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives  
7 and policies of the *2030 Comprehensive Plan*; and (3) is not in  
8 conflict with any portion of the City's land use regulations; and

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

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

18           **Section 1.           Property Rezoned.**       The Subject Property is  
19 hereby rezoned and reclassified from Planned Unit Development (PUD)  
20 District (2003-1506-E and 2004-1079-E) to Planned Unit Development  
21 (PUD) District. This new PUD district shall generally permit 172  
22 townhomes and recreational uses, and is described, shown and subject  
23 to the following documents, **attached hereto**:

24 **Exhibit 1** - Legal Description dated August 4, 2021.

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

26 **Revised Exhibit 3** - Revised Written Description dated January 12,  
27 2022.

28 **Revised Exhibit 4** - Revised Site Plan dated January 3, 2022.

29           **Section 2.           Owner and Description.**       The Subject Property  
30 is owned by Newton Road, LLC and Griffin Family Investment Company  
31 One Limited Partnership, and is legally described in **Exhibit 1**,

1 **attached hereto.** The applicant is William Michaelis, Esq., 1301  
2 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207; (904)  
3 346-5914.

4 **Section 3. Disclaimer.** The rezoning granted herein  
5 shall **not** be construed as an exemption from any other applicable  
6 local, state, or federal laws, regulations, requirements, permits or  
7 approvals. All other applicable local, state or federal permits or  
8 approvals shall be obtained before commencement of the development  
9 or use and issuance of this rezoning is based upon acknowledgement,  
10 representation and confirmation made by the applicant(s), owner(s),  
11 developer(s) and/or any authorized agent(s) or designee(s) that the  
12 subject business, development and/or use will be operated in strict  
13 compliance with all laws. Issuance of this rezoning does **not** approve,  
14 promote or condone any practice or act that is prohibited or  
15 restricted by any federal, state or local laws.

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

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21 Form Approved:

22  
23           /s/ Mary E. Staffopoulos          

24 Office of General Counsel

25 Legislation Prepared By: Kaysie Cox

26 GC-#1480349-v1-2021-696-E