

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-43-W**

5 AN ORDINANCE REZONING APPROXIMATELY 16.15±
6 ACRES LOCATED IN COUNCIL DISTRICT 8 AT 0 JONES
7 ROAD AND 4802 JONES ROAD, BETWEEN PRITCHARD
8 ROAD AND MAGILL ROAD (R.E. NOS. 003355-0000
9 AND 003368-0000), AS DESCRIBED HEREIN, OWNED
10 BY IRIS S. BUCHANAN (AS TRUSTEE OF THE IRIS S.
11 BUCHANAN REVOCABLE TRUST AGREEMENT DATED MARCH
12 5, 2001), FROM RESIDENTIAL RURAL-ACRE (RR-
13 ACRE) DISTRICT TO RESIDENTIAL LOW DENSITY-60
14 (RLD-60) DISTRICT, AS DEFINED AND CLASSIFIED
15 UNDER THE ZONING CODE; PROVIDING A DISCLAIMER
16 THAT THE REZONING GRANTED HEREIN SHALL NOT BE
17 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
18 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
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20 **WHEREAS**, Iris S. Buchanan (as trustee of the Iris S. Buchanan
21 Revocable Trust Agreement dated March 5, 2001), the owner of
22 approximately 16.15± acres located in Council District 8 at 0 Jones
23 Road and 4802 Jones Road, between Pritchard Road and Magill Road
24 (R.E. Nos. 003355-0000 and 003368-0000), as more particularly
25 described in **Exhibit 1**, dated January 13, 2021, and graphically
26 depicted in **Exhibit 2**, both of which are **attached hereto** (Subject
27 Property), has applied for a rezoning and reclassification of the
28 Subject Property from Residential Rural-Acre (RR-Acre) District to
29 Residential Low Density-60 (RLD-60) District; and

30 **WHEREAS**, the Planning and Development Department has
31 considered the application and has rendered an advisory

1 recommendation; and

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

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

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

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

15 **Section 1. Property Rezoned.** The Subject Property is
16 hereby rezoned and reclassified from Residential Rural-Acre (RR-
17 Acre) District to Residential Low Density-60 (RLD-60) District, as
18 defined and classified under the Zoning Code, City of Jacksonville,
19 Florida.

20 **Section 2. Owner and Description.** The Subject Property
21 is owned by Iris S. Buchanan (as trustee of the Iris S. Buchanan
22 Revocable Trust Agreement dated March 5, 2001), and is described in
23 **Exhibit 1, attached hereto.** The applicant is William E. Schaefer,
24 P.E., 4348 Southpoint Boulevard, Suite 204, Jacksonville, Florida
25 32216; (904) 854-4500.

26 **Section 3. Disclaimer.** The rezoning granted herein shall
27 **not** be construed as an exemption from any other applicable local,
28 state, or federal laws, regulations, requirements, permits or
29 approvals. All other applicable local, state or federal permits or
30 approvals shall be obtained before commencement of the development
31 or use and issuance of this rezoning is based upon acknowledgement,

1 representation and confirmation made by the applicant(s),
2 owners(s), developer(s) and/or any authorized agent(s) or
3 designee(s) that the subject business, development and/or use will
4 be operated in strict compliance with all laws. Issuance of this
5 rezoning does **not** approve, promote or condone any practice or act
6 that is prohibited or restricted by any federal, state or local
7 laws.

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

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13 Form Approved:

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15 /s/ Shannon K. Eller

16 Office of General Counsel

17 Legislation Prepared By: Connie Quinto

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