

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2022-609**

5 AN ORDINANCE REZONING APPROXIMATELY 23.51±  
6 ACRES, LOCATED IN COUNCIL DISTRICT 10 AT 7014  
7 TOWNSEND ROAD AND 7080 SHAWN LANE, BETWEEN  
8 TOWNSEND ROAD AND MORSE AVENUE (R.E. NOS.  
9 015800-0000 AND 015801-0010), AS DESCRIBED  
10 HEREIN, OWNED BY BMS DUVAL LLC, AS TRUSTEE OF  
11 THE TOWNSEND ROAD LAND TRUST #7014 DATED  
12 DECEMBER 11, 2019 AND BMS DUVAL LLC, AS TRUSTEE  
13 OF THE TOWNSEND ROAD LAND TRUST #6751 DATED  
14 DECEMBER 11, 2019, FROM RESIDENTIAL LOW DENSITY-  
15 60 (RLD-60) DISTRICT AND RESIDENTIAL RURAL-ACRE  
16 (RR-ACRE) DISTRICT TO PLANNED UNIT DEVELOPMENT  
17 (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER  
18 THE ZONING CODE, TO PERMIT SINGLE-FAMILY  
19 RESIDENTIAL USES, AS DESCRIBED IN THE RICKER-  
20 TOWNSEND PUD; PROVIDING A DISCLAIMER THAT THE  
21 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
22 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
23 PROVIDING AN EFFECTIVE DATE.  
24

25 **WHEREAS**, BMS Duval LLC, as Trustee of the Townsend Road Land  
26 Trust #7014 dated December 11, 2019 and BMS Duval LLC, as Trustee of  
27 the Townsend Road Land Trust #6751 dated December 11, 2019, the owners  
28 of approximately 23.51± acres located in Council District 10 at 7014  
29 Townsend Road and 7080 Shawn Lane, between Townsend Road and Morse  
30 Avenue (R.E. Nos. 015800-0000 and 015801-0010), as more particularly  
31 described in **Exhibit 1**, dated April 22, 2022, and graphically depicted

1 in **Exhibit 2**, both of which are attached hereto (the "Subject  
2 Property"), have applied for a rezoning and reclassification of that  
3 property from Residential Low Density-60 (RLD-60) District and  
4 Residential Rural-Acre (RR-Acre) District to Planned Unit Development  
5 (PUD) District, as described in Section 1 below; and

6 **WHEREAS**, the Planning Commission has considered the application  
7 and has rendered an advisory opinion; and

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

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

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

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

23 **Section 1. Property Rezoned.** The Subject Property is  
24 hereby rezoned and reclassified from Residential Low Density-60 (RLD-  
25 60) District and Residential Rural-Acre (RR-Acre) District to Planned  
26 Unit Development (PUD) District. This new PUD district shall  
27 generally permit single-family residential uses, and is described,  
28 shown and subject to the following documents, **attached hereto**:

29 **Exhibit 1** - Legal Description dated April 22, 2022.

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

31 **Exhibit 3** - Written Description dated April 27, 2022.

1 **Exhibit 4** - Site Plan dated April 27, 2022.

2           **Section 2.           Owner and Description.**       The Subject Property  
3 is owned by BMS Duval LLC, as Trustee of the Townsend Road Land Trust  
4 #7014 dated December 11, 2019 and BMS Duval LLC, as Trustee of the  
5 Townsend Road Land Trust #6751 dated December 11, 2019, and is legally  
6 described in **Exhibit 1**, attached hereto.   The applicant is Thomas  
7 Ingram, Esq., 233 East Bay Street, Suite 1113, Jacksonville, Florida  
8 32202; (904) 612-9179.

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

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

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26 Form Approved:

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28           /s/ Mary E. Staffopoulos

29 Office of General Counsel

30 Legislation Prepared By: Connor Corrigan

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