

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

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 ROAD
8 AND MAGILL ROAD (R.E. NOS. 003355-0000 AND
9 003368-0000), AS DESCRIBED HEREIN, OWNED BY
10 IRIS S. BUCHANAN (AS TRUSTEE OF THE IRIS S.
11 BUCHANAN REVOCABLE TRUST AGREEMENT DATED MARCH
12 5, 2001), FROM RESIDENTIAL RURAL-ACRE (RR-ACRE)
13 DISTRICT TO RESIDENTIAL LOW DENSITY-60 (RLD-60)
14 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
15 ZONING CODE; PROVIDING A DISCLAIMER THAT THE
16 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
17 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
18 PROVIDING AN EFFECTIVE DATE.
19

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

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

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

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

24 **Section 3. Disclaimer.** The rezoning granted herein shall
25 **not** be construed as an exemption from any other applicable local,
26 state, or federal laws, regulations, requirements, permits or
27 approvals. All other applicable local, state or federal permits or
28 approvals shall be obtained before commencement of the development
29 or use and issuance of this rezoning is based upon acknowledgement,
30 representation and confirmation made by the applicant(s), owners(s),
31 developer(s) and/or any authorized agent(s) or designee(s) that the

1 subject business, development and/or use will be operated in strict
2 compliance with all laws. Issuance of this rezoning does not approve,
3 promote or condone any practice or act that is prohibited or
4 restricted by any federal, state or local laws.

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

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10 Form Approved:

11
12 /s/ Shannon K. Eller

13 Office of General Counsel

14 Legislation Prepared By: Connie Quinto

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