

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2020-343-E**

5 AN ORDINANCE REZONING APPROXIMATELY 19.49±  
6 ACRES LOCATED IN COUNCIL DISTRICT 8 AT 3744  
7 JONES ROAD, BETWEEN PRITCHARD ROAD AND BEARDEN  
8 ROAD (R.E. NO. 003385-0000), AS DESCRIBED  
9 HEREIN, OWNED BY DOUGLAS P. RIDDLES AND MARY  
10 F. HOLLEY, FROM RESIDENTIAL RURAL-ACRE (RR-  
11 ACRE) DISTRICT TO RESIDENTIAL LOW DENSITY-60  
12 (RLD-60) DISTRICT, AS DEFINED AND CLASSIFIED  
13 UNDER THE ZONING CODE; PROVIDING A DISCLAIMER  
14 THAT THE REZONING GRANTED HEREIN SHALL NOT BE  
15 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
16 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
17

18 **WHEREAS**, Douglas P. Riddles and Mary F. Holley, the owners of  
19 approximately 19.49± acres located in Council District 8 at 3744  
20 Jones Road, between Pritchard Road and Bearden Road (R.E. No.  
21 003385-0000), as more particularly described in **Exhibit 1**, dated  
22 April 22, 2020, and graphically depicted in **Exhibit 2**, both of  
23 which are **attached hereto** (Subject Property), have applied for a  
24 rezoning and reclassification of the Subject Property from  
25 Residential Rural-Acre (RR-Acre) District to Residential Low  
26 Density-60 (RLD-60) District; and

27 **WHEREAS**, the Planning and Development Department has  
28 considered the application and has rendered an advisory  
29 recommendation; and

30 **WHEREAS**, the Planning Commission, acting as the local planning  
31 agency, has reviewed the application and made an advisory

1 recommendation to the Council; and

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

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

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

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

17 **Section 2. Owner and Description.** The Subject Property  
18 is owned by Douglas P. Riddles and Mary F. Holley, and is described  
19 in **Exhibit 1, attached hereto.** The agent is William E. Schaefer,  
20 4348 Southpoint Boulevard, Suite 204, Jacksonville, Florida 32216;  
21 (904) 854-4500.

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

