

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-922**

5 AN ORDINANCE REZONING APPROXIMATELY 3.3± ACRES  
6 LOCATED IN COUNCIL DISTRICT 1 AT 0 TOWNSEND  
7 BOULEVARD, AT THE SOUTHWEST CORNER OF THE  
8 INTERSECTION OF TOWNSEND BOULEVARD AND FT.  
9 CAROLINE ROAD (R.E. NO. 111359-0000), AS  
10 DESCRIBED HEREIN, OWNED BY TOWNSEND ROAD, LLC,  
11 FROM COMMERCIAL OFFICE (CO) DISTRICT AND  
12 RESIDENTIAL LOW DENSITY-60 (RLD-60) DISTRICT TO  
13 RESIDENTIAL MEDIUM DENSITY-B (RMD-B) DISTRICT,  
14 AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE;  
15 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
16 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
17 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
18 EFFECTIVE DATE.  
19

20 **WHEREAS**, Townsend Road, LLC, the owner of approximately 3.3±  
21 acres located in Council District 1 at 0 Townsend Boulevard, at the  
22 southwest corner of the intersection of Townsend Boulevard and Ft.  
23 Caroline Road (R.E. No. 111359-0000), as more particularly described  
24 in **Exhibit 1**, dated October 1, 2024, and graphically depicted in  
25 **Exhibit 2**, both of which are attached hereto (the "Subject Property"),  
26 has applied for a rezoning and reclassification of the Subject  
27 Property from Commercial Office (CO) District and Residential Low  
28 Density-60 (RLD-60) District to Residential Medium Density-B (RMD-B)  
29 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 (LUZ) Committee, after due  
6 notice, held a public hearing and made its recommendation to the  
7 Council; and

8 **WHEREAS**, taking into consideration the above recommendations  
9 and all other evidence entered into the record and testimony taken  
10 at the public hearings, the Council finds that such rezoning: (1) is  
11 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,  
12 objectives and policies of the *2045 Comprehensive Plan*; and (3) is  
13 not in conflict with any portion of the City's land use regulations;  
14 now therefore

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

16 **Section 1. Property Rezoned.** The Subject Property is  
17 hereby rezoned and reclassified from Commercial Office (CO) District  
18 and Residential Low Density-60 (RLD-60) District to Residential  
19 Medium Density-B (RMD-B) District, as defined and classified under  
20 the Zoning Code, City of Jacksonville, Florida.

21 **Section 2. Owner and Description.** The Subject Property is  
22 owned by Townsend Road, LLC, and is legally described in **Exhibit 1**,  
23 attached hereto. The applicant is Patrick Krechowski, 50 N. Laura  
24 Street, Suite 2100, Jacksonville, Florida, 32202; (904) 348-6877.

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

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

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

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11 Form Approved:

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13           /s/ Dylan Reingold          

14 Office of General Counsel

15 Legislation Prepared by: Stephen Nagbe

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