

1 Introduced by the Land Use and Zoning Committee and substituted on  
2 the Floor of Council:

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5 **ORDINANCE 2022-84**

6 AN ORDINANCE REZONING APPROXIMATELY 0.63± ACRES  
7 LOCATED IN COUNCIL DISTRICT 1 AT 0 TOWNSEND  
8 BOULEVARD, BETWEEN TOWNSEND BOULEVARD AND  
9 HERMITAGE ROAD EAST (R.E. NO. 111359-0000  
10 (PORTION)), AS DESCRIBED HEREIN, OWNED BY  
11 TOWNSEND ROAD LLC, FROM COMMERCIAL OFFICE (CO)  
12 DISTRICT TO RESIDENTIAL LOW DENSITY-60 (RLD-60)  
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
14 ZONING CODE; PROVIDING A DISCLAIMER THAT THE  
15 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
16 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
17 PROVIDING AN EFFECTIVE DATE.

18  
19 **WHEREAS**, Townsend Road LLC, the owner of approximately 0.63±  
20 acres located in Council District 1 at 0 Townsend Boulevard, between  
21 Townsend Boulevard and Hermitage Road East (R.E. No. 111359-0000  
22 (portion)), as more particularly described in **Exhibit 1**, dated May  
23 17, 2022, and graphically depicted in **Exhibit 2**, both of which are  
24 **attached hereto** (the "Subject Property"), has applied for a rezoning  
25 and reclassification of the Subject Property from Commercial Office  
26 (CO) District to Residential Low Density-60 (RLD-60) District; and

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

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

1           **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due  
2 notice, held a public hearing and made its recommendation to the  
3 Council; and

4           **WHEREAS**, taking into consideration the above recommendations and  
5 all other evidence entered into the record and testimony taken at the  
6 public hearings, the Council finds that such rezoning: (1) is  
7 consistent with the *2030 Comprehensive Plan*; (2) furthers the goals,  
8 objectives and policies of the *2030 Comprehensive Plan*; and (3) is  
9 not in conflict with any portion of the City's land use regulations;  
10 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 Commercial Office (CO) District  
14 to Residential Low Density-60 (RLD-60) District, as defined and  
15 classified under the Zoning Code, City of Jacksonville, Florida.

16           **Section 2.           Owner and Description.**   The Subject Property is  
17 owned by Townsend Road LLC and is described in **Exhibit 1, attached**  
18 **hereto**. The applicant is Josh Cockrell, P.O. Box 28327, Jacksonville,  
19 Florida 32226; (904) 720-4260.

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

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

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6 Form Approved:

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8                     /s/ Mary E. Staffopoulos          

9 Office of General Counsel

10 Legislation Prepared By: Connor Corrigan

11 GC-#1500854-v1-2022-84\_LUZ\_Sub\_&\_Rerefer\_(enrolled)