

1 Council Member Morgan offers the following substitute to File No.  
2 2022-84:

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4 Introduced by the Land Use and Zoning Committee:

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7 **ORDINANCE 2022-84**

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

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

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

31 **WHEREAS**, the Planning Commission, acting as the local planning

1 agency, has reviewed the application and made an advisory  
2 recommendation to the Council; and

3 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due  
4 notice, held a public hearing and made its recommendation to the  
5 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 Commercial Office (CO) District  
16 to Residential Low Density-60 (RLD-60) District, as defined and  
17 classified under the Zoning Code, City of Jacksonville, Florida.

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

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), owners(s),  
29 developer(s) and/or any authorized agent(s) or designee(s) that the  
30 subject business, development and/or use will be operated in strict  
31 compliance with all laws. Issuance of this rezoning does **not** approve,

1 promote or condone any practice or act that is prohibited or  
2 restricted by any federal, state or local laws.

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

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8 Form Approved:

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10                     /s/ Mary E. Staffopoulos          

11 Office of General Counsel

12 Legislation Prepared By: Connor Corrigan

13 GC-#1500204-v1-2022-84\_LUZ\_Sub\_