

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2023-659**

5 AN ORDINANCE REZONING APPROXIMATELY 3.73± ACRES  
6 LOCATED IN COUNCIL DISTRICT 14 AT 7932 MORSE  
7 AVENUE, BETWEEN MORSE AVENUE AND QUAIL COVE LANE  
8 (R.E. NO. 015791-0005), AS DESCRIBED HEREIN,  
9 OWNED BY 7932 MORSE AVENUE LLC, FROM RESIDENTIAL  
10 RURAL-ACRE (RR-ACRE) DISTRICT TO PLANNED UNIT  
11 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
12 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
13 SINGLE-FAMILY AND TOWNHOME RESIDENTIAL USES, AS  
14 DESCRIBED IN THE MORSE AVENUE PUD; PROVIDING A  
15 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL  
16 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
17 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
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19 **WHEREAS**, 7932 Morse Avenue LLC, the owner of approximately 3.73±  
20 acres located in Council District 14 at 7932 Morse Avenue, between  
21 Morse Avenue and Quail Cove Lane (R.E. No. 015791-0005), as more  
22 particularly described in **Exhibit 1**, dated June 16, 2023, and  
23 graphically depicted in **Exhibit 2**, both of which are attached hereto  
24 (the "Subject Property"), have applied for a rezoning and  
25 reclassification of the Subject Property from Residential Rural-Acre  
26 (RR-Acre) District to Planned Unit Development (PUD) District, as  
27 described in Section 1 below; and

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

31 **WHEREAS**, the Land Use and Zoning Committee, after due notice and

1 public hearing, has made its recommendation to the Council; and

2       **WHEREAS**, the Council finds that such rezoning is: (1) consistent  
3 with the *2045 Comprehensive Plan*; (2) furthers the goals, objectives  
4 and policies of the *2045 Comprehensive Plan*; and (3) is not in  
5 conflict with any portion of the City's land use regulations; and

6       **WHEREAS**, the Council finds the proposed rezoning does not  
7 adversely affect the orderly development of the City as embodied in  
8 the Zoning Code; will not adversely affect the health and safety of  
9 residents in the area; will not be detrimental to the natural  
10 environment or to the use or development of the adjacent properties  
11 in the general neighborhood; and will accomplish the objectives and  
12 meet the standards of Section 656.340 (Planned Unit Development) of  
13 the Zoning Code; now, therefore

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

15       **Section 1.       Property Rezoned.**       The Subject Property is  
16 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)  
17 District to Planned Unit Development (PUD) District. This new PUD  
18 district shall generally permit single-family and townhome  
19 residential uses, and is described, shown and subject to the following  
20 documents, attached hereto:

21 **Exhibit 1** - Legal Description dated June 16, 2023.

22 **Exhibit 2** - Subject Property per P&DD.

23 **Exhibit 3** - Written Description dated August 22, 2023.

24 **Exhibit 4** - Site Plan dated August 15, 2023.

25       **Section 2.       Owner and Description.**       The Subject Property is  
26 owned by 7932 Morse Avenue LLC and is legally described in **Exhibit**  
27 **1**, attached hereto. The applicant is Blair Knighting, 12740 Gran Bay  
28 Parkway West, Suite 2350, Jacksonville, Florida 32258; (904) 828-  
29 3917.

30       **Section 3.       Disclaimer.**       The rezoning granted herein shall  
31 **not** be construed as an exemption from any other applicable local,

1 state, or federal laws, regulations, requirements, permits or  
2 approvals. All other applicable local, state or federal permits or  
3 approvals shall be obtained before commencement of the development  
4 or use and issuance of this rezoning is based upon acknowledgement,  
5 representation and confirmation made by the applicant(s), owners(s),  
6 developer(s) and/or any authorized agent(s) or designee(s) that the  
7 subject business, development and/or use will be operated in strict  
8 compliance with all laws. Issuance of this rezoning does **not** approve,  
9 promote or condone any practice or act that is prohibited or  
10 restricted by any federal, state or local laws.

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

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16 Form Approved:

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18           /s/ Mary E. Staffopoulos          

19 Office of General Counsel

20 Legislation Prepared By: Jacquelyn Williams

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