

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

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; PUD SUBJECT  
15 TO CONDITION; PROVIDING A DISCLAIMER THAT THE  
16 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
17 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
18 PROVIDING AN EFFECTIVE DATE.  
19

20 **WHEREAS**, 7932 Morse Avenue LLC, the owner of approximately 3.73±  
21 acres located in Council District 14 at 7932 Morse Avenue, between  
22 Morse Avenue and Quail Cove Lane (R.E. No. 015791-0005), as more  
23 particularly described in **Exhibit 1**, dated June 16, 2023, and  
24 graphically depicted in **Exhibit 2**, both of which are attached hereto  
25 (the "Subject Property"), have applied for a rezoning and  
26 reclassification of the Subject Property from Residential Rural-Acre  
27 (RR-Acre) District to Planned Unit Development (PUD) District, as  
28 described in Section 1 below; 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 Committee, after due notice and  
2 public hearing, has made its recommendation to the Council; and

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

7           **WHEREAS**, the Council finds the proposed rezoning does not  
8 adversely affect the orderly development of the City as embodied in  
9 the Zoning Code; will not adversely affect the health and safety of  
10 residents in the area; will not be detrimental to the natural  
11 environment or to the use or development of the adjacent properties  
12 in the general neighborhood; and will accomplish the objectives and  
13 meet the standards of Section 656.340 (Planned Unit Development) of  
14 the Zoning Code; 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 Residential Rural-Acre (RR-Acre)  
18 District to Planned Unit Development (PUD) District. This new PUD  
19 district shall generally permit single-family and townhome  
20 residential uses, and is described, shown and subject to the following  
21 documents, attached hereto:

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

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

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

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

26           **Section 2.           Rezoning Approved Subject to Condition.** This  
27 rezoning is approved subject to the following condition. Such  
28 condition controls over the Written Description and the Site Plan and  
29 may only be amended through a rezoning:

30           (1) There shall be no on-street parking allowed within roadways  
31 dedicated to the City of Jacksonville.

1           **Section 3.           Owner and Description.** The Subject Property is  
2 owned by 7932 Morse Avenue LLC and is legally described in **Exhibit**  
3 **1**, attached hereto. The applicant is Blair Knighting, 12740 Gran Bay  
4 Parkway West, Suite 2350, Jacksonville, Florida 32258; (904) 828-  
5 3917.

6           **Section 4.           Disclaimer.** The rezoning granted herein shall  
7 **not** be construed as an exemption from any other applicable local,  
8 state, or federal laws, regulations, requirements, permits or  
9 approvals. All other applicable local, state or federal permits or  
10 approvals shall be obtained before commencement of the development  
11 or use and issuance of this rezoning is based upon acknowledgement,  
12 representation and confirmation made by the applicant(s), owners(s),  
13 developer(s) and/or any authorized agent(s) or designee(s) that the  
14 subject business, development and/or use will be operated in strict  
15 compliance with all laws. Issuance of this rezoning does **not** approve,  
16 promote or condone any practice or act that is prohibited or  
17 restricted by any federal, state or local laws.

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

22  
23 Form Approved:

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25           /s/ Mary E. Staffopoulos          

26 Office of General Counsel

27 Legislation Prepared By: Jacquelyn Williams

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