

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-698**

5 AN ORDINANCE REZONING APPROXIMATELY 75± ACRES,
6 LOCATED IN COUNCIL DISTRICT 9 AT 6947 TOWNSEND
7 ROAD, 6923 TOWNSEND ROAD, 0 MORSE AVENUE, 0
8 TOWNSEND ROAD, AND 6833 TOWNSEND ROAD, BETWEEN
9 THE I-295 EXPRESSWAY AND JAMMES ROAD (R.E. NOS.
10 015847-0000, 015848-0000, 015848-0100, 015849-
11 0000, 015849-0010 AND 015856-0000), AS DESCRIBED
12 HEREIN, OWNED BY GEORGE E. MILLER, CAROLYN P.
13 MCGOVERN, JAMES J. MCGOVERN, AND KENNETH I.
14 ALDERMAN, ET AL., FROM RESIDENTIAL RURAL-ACRE
15 (RR-ACRE) DISTRICT TO PLANNED UNIT DEVELOPMENT
16 (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER
17 THE ZONING CODE, TO PERMIT SINGLE FAMILY
18 RESIDENTIAL USES, AS DESCRIBED IN THE MAPLETON
19 PUD; PROVIDING A DISCLAIMER THAT THE REZONING
20 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
21 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
22 PROVIDING AN EFFECTIVE DATE.
23

24 **WHEREAS**, George E. Miller, Carolyn P. McGovern, James J.
25 McGovern, and Kenneth I. Alderman, et al., the owners of approximately
26 75± acres, located in Council District 9 at 6947 Townsend Road, 6923
27 Townsend Road, 0 Morse Avenue, 0 Townsend Road and 6833 Townsend
28 Road, between the I-295 Expressway and Jammes Road (R.E. Nos. 015847-
29 0000, 015848-0000, 015848-0100, 015849-0000, 015849-0010 and 015856-
30 0000), as more particularly described in **Exhibit 1**, dated August 10,
31 2021, and graphically depicted in **Exhibit 2**, both of which are

1 **attached hereto** (the "Subject Property"), have applied for a rezoning
2 and reclassification of that property from Residential Rural-Acre
3 (RR-ACRE) District to Planned Unit Development (PUD) District, as
4 described in Section 1 below; and

5 **WHEREAS**, the Planning Commission has considered the application
6 and has rendered an advisory opinion; and

7 **WHEREAS**, the Land Use and Zoning Committee, after due notice and
8 public hearing, has made its recommendation to the Council; and

9 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
10 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives
11 and policies of the *2030 Comprehensive Plan*; and (3) is not in
12 conflict with any portion of the City's land use regulations; and

13 **WHEREAS**, the Council finds the proposed rezoning does not
14 adversely affect the orderly development of the City as embodied in
15 the Zoning Code; will not adversely affect the health and safety of
16 residents in the area; will not be detrimental to the natural
17 environment or to the use or development of the adjacent properties
18 in the general neighborhood; and will accomplish the objectives and
19 meet the standards of Section 656.340 (Planned Unit Development) of
20 the Zoning Code; now, therefore

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

22 **Section 1. Property Rezoned.** The Subject Property is
23 hereby rezoned and reclassified from Residential Rural-Acre (RR-ACRE)
24 District to Planned Unit Development (PUD) District. This new PUD
25 district shall generally permit single family residential uses, and
26 is described, shown and subject to the following documents, **attached**
27 **hereto:**

28 **Exhibit 1** - Legal Description dated August 10, 2021.

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

30 **Exhibit 3** - Written Description dated September 8, 2021.

31 **Exhibit 4** - Site Plan dated August 9, 2021.

1 **Section 2. Owner and Description.** The Subject Property
2 is owned by George E. Miller, Carolyn P. McGovern, James J. McGovern,
3 and Kenneth I. Alderman, et al., and is legally described in **Exhibit**
4 **1, attached hereto.** The applicant is Thomas Ingram, Esq., 233 East
5 Bay Street, Suite 1113, Jacksonville, Florida 32202; (904) 612-9179.

6 **Section 3. Disclaimer.** The rezoning granted herein
7 shall not be construed as an exemption from any other applicable
8 local, 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), owner(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 4. 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 the Council Secretary.

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23 Form Approved:

24
25 /s/ Mary E. Staffopoulos

26 Office of General Counsel

27 Legislation Prepared By: Connor Corrigan

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