

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-200**

5 AN ORDINANCE REZONING APPROXIMATELY 19.09±
6 ACRES, LOCATED IN COUNCIL DISTRICT 7 AT 0 LEM
7 TURNER ROAD, BETWEEN INTERSTATE-295 AND PERCY
8 ROAD (R.E. NO. 019521-0020 (PORTION)), AS
9 DESCRIBED HEREIN, OWNED BY LEM TURNER
10 JACKSONVILLE, LTD., FROM PLANNED UNIT
11 DEVELOPMENT (PUD) DISTRICT (2006-493-E) TO
12 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
14 PERMIT MULTI-FAMILY RESIDENTIAL USES, AS
15 DESCRIBED IN THE LEM TURNER/I-295 NORTHEAST
16 QUADRANT RESIDENTIAL PUD; PROVIDING A DISCLAIMER
17 THAT THE REZONING GRANTED HEREIN SHALL NOT BE
18 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
19 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
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21 **WHEREAS,** Lem Turner Jacksonville, Ltd., the owner of
22 approximately 19.09± acres, located in Council District 7 at 0 Lem
23 Turner Road, between Interstate-295 North and Percy Road (R.E. No.
24 019521-0020 (Portion)), as more particularly described in **Exhibit 1,**
25 dated January 6, 2022, and graphically depicted in **Exhibit 2,** both
26 of which are **attached hereto** (the "Subject Property"), has applied
27 for a rezoning and reclassification of that property from Planned
28 Unit Development (PUD) District (2006-493-E) to Planned Unit
29 Development (PUD) District, as described in Section 1 below; and

30 **WHEREAS,** the Planning Commission has considered the application
31 and has rendered an advisory opinion; 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 *2030 Comprehensive Plan*; (2) furthers the goals, objectives
5 and policies of the *2030 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 Planned Unit Development (PUD)
18 District (2006-493-E) to Planned Unit Development (PUD) District.
19 This new PUD district shall generally permit multi-family residential
20 uses, and is described, shown and subject to the following documents,
21 **attached hereto:**

22 **Exhibit 1** - Legal Description dated January 6, 2022.

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

24 **Exhibit 3** - Written Description dated January 6, 2022.

25 **Exhibit 4** - Site Plan dated January 3, 2022.

26 **Section 2. Owner and Description.** The Subject Property
27 is owned by Lem Turner Jacksonville, Ltd., and is legally described
28 in **Exhibit 1, attached hereto**. The applicant is Wyman Duggan, Esq.,
29 1301 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207;
30 (904) 398-3911.

31 **Section 3. Disclaimer.** The rezoning granted herein

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

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

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17 Form Approved:

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19 /s/ Mary E. Staffopoulos

20 Office of General Counsel

21 Legislation Prepared By: Bruce Lewis

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