

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2022-357-E**

5 AN ORDINANCE REZONING APPROXIMATELY 4.20± ACRES,  
6 LOCATED IN COUNCIL DISTRICT 4 AT 4668 TOWN  
7 CENTER PARKWAY AND 4790 RIVER CITY DRIVE,  
8 BETWEEN J. TURNER BUTLER BOULEVARD AND BRIGHTMAN  
9 BOULEVARD (R.E. NOS. 167727-8810 (PORTION) AND  
10 167727-9546 (PORTION)), AS DESCRIBED HEREIN,  
11 OWNED BY ST. JOHNS TOWN CENTER, LLC, A GEORGIA  
12 LIMITED LIABILITY COMPANY, FROM PLANNED UNIT  
13 DEVELOPMENT (PUD) DISTRICT (2005-411-E) TO  
14 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
15 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
16 PERMIT MULTI-FAMILY RESIDENTIAL USES, AS  
17 DESCRIBED IN THE ST. JOHNS TOWN CENTER PUD; PUD  
18 SUBJECT TO CONDITION; PROVIDING A DISCLAIMER  
19 THAT THE REZONING GRANTED HEREIN SHALL NOT BE  
20 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
21 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
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23 **WHEREAS**, St. Johns Town Center, LLC, a Georgia Limited Liability  
24 Company, the owner of approximately 4.20± acres located in Council  
25 District 4 at 4668 Town Center Parkway and 4790 River City Drive,  
26 between J. Turner Butler Boulevard and Brightman Boulevard (R.E. Nos.  
27 167727-8810 (portion) and 167727-9546 (portion)), as more  
28 particularly described in **Exhibit 1**, dated March 3, 2022, and  
29 graphically depicted in **Exhibit 2**, both of which are attached hereto  
30 (the "Subject Property"), has applied for a rezoning and  
31 reclassification of that property from Planned Unit Development (PUD)

1 District (2005-411-E) to Planned Unit Development (PUD) District, as  
2 described in Section 1 below; and

3 **WHEREAS**, the Planning Commission has considered the application  
4 and has rendered an advisory opinion; and

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

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

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

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

20 **Section 1. Property Rezoned.** The Subject Property is  
21 hereby rezoned and reclassified from Planned Unit Development (PUD)  
22 District (2005-411-E) to Planned Unit Development (PUD) District.  
23 This new PUD district shall generally permit multi-family residential  
24 uses, and is described, shown and subject to the following documents,  
25 attached hereto:

26 **Exhibit 1** - Legal Description dated March 3, 2022.

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

28 **Exhibit 3** - Written Description dated February 15, 2022.

29 **Exhibit 4** - Site Plan dated February 9, 2022.

30 **Section 2. Rezoning Approved Subject to Condition.** This  
31 rezoning is approved subject to the following condition. Such

1 condition controls over the Written Description and the Site Plan and  
2 may only be amended through a rezoning:

3 (1) A conversion of uses utilizing the adopted land use  
4 conversion table for the Development of Regional Impact (DRI), must  
5 be submitted to the Planning and Development Department at the time  
6 of Verification of Substantial Compliance to the PUD.

7 **Section 3. Owner and Description.** The Subject Property  
8 is owned by St. Johns Town Center, LLC, a Georgia Limited Liability  
9 Company, and is legally described in **Exhibit 1**, attached hereto. The  
10 applicant is Babette Ashley, Esq., 800 West Monroe Street,  
11 Jacksonville, Florida 32202; (904) 366-1500.

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

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

1 Form Approved:

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3           /s/ Mary E. Staffopoulos          

4 Office of General Counsel

5 Legislation Prepared By: Bruce Lewis

6 GC-#1506426-v1-2022-357-E