

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2022-536**

5 AN ORDINANCE REZONING APPROXIMATELY 43.50±  
6 ACRES, LOCATED IN COUNCIL DISTRICT 7 AT 0 LEM  
7 TURNER ROAD, BETWEEN INTERSTATE-295 AND PERCY  
8 ROAD (R.E. NOS. 019521-0020) (PORTION) AND  
9 019472-0000), OWNED BY LEM TURNER JACKSONVILLE,  
10 LTD. AND JOHN C. GRANT-DOOLEY, JEAN GRANT-  
11 DOOLEY, AND ROBERT L. GITTINGS, AS DESCRIBED  
12 HEREIN, FROM PLANNED UNIT DEVELOPMENT (PUD)  
13 DISTRICT (2006-493-E) AND INDUSTRIAL BUSINESS  
14 PARK (IBP) DISTRICT TO PLANNED UNIT DEVELOPMENT  
15 (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER  
16 THE ZONING CODE, TO PERMIT INDUSTRIAL USES, AS  
17 DESCRIBED IN THE LEM TURNER INDUSTRIAL PUD,  
18 PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS)  
19 SMALL-SCALE AMENDMENT APPLICATION NUMBER L-  
20 5697-22C; PROVIDING A DISCLAIMER THAT THE  
21 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
22 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
23 PROVIDING AN EFFECTIVE DATE.  
24

25 **WHEREAS**, the City of Jacksonville adopted a Small-Scale  
26 Amendment to the *2030 Comprehensive Plan* for the purpose of revising  
27 portions of the Future Land Use Map series (FLUMs) in order to ensure  
28 the accuracy and internal consistency of the plan, pursuant to the  
29 companion land use ordinance for application L-5697-22C; and

30 **WHEREAS**, in order to ensure consistency of zoning district with  
31 the *2030 Comprehensive Plan* and the adopted companion Small-Scale

1 Amendment L-5697-22C, an application to rezone and reclassify from  
2 Planned Unit Development (PUD) District (2006-493-E) and Industrial  
3 Business Park (IBP) District to Planned Unit Development (PUD)  
4 District was filed by Blair Knighting on behalf of the owners of  
5 approximately 43.50± acres of certain real property in Council  
6 District 7, as more particularly described in Section 1; and

7 **WHEREAS**, the Planning and Development Department, in order to  
8 ensure consistency of this zoning district with the *2030 Comprehensive*  
9 *Plan*, has considered the rezoning and has rendered an advisory  
10 opinion; and

11 **WHEREAS**, the Planning Commission has considered the application  
12 and has rendered an advisory opinion; and

13 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due  
14 notice and public hearing, has made its recommendation to the Council;  
15 and

16 **WHEREAS**, the City Council, after due notice, held a public  
17 hearing, and taking into consideration the above recommendations as  
18 well as all oral and written comments received during the public  
19 hearings, the Council finds that such rezoning is consistent with the  
20 *2030 Comprehensive Plan* adopted under the comprehensive planning  
21 ordinance for future development of the City of Jacksonville; and

22 **WHEREAS**, the Council finds that the proposed PUD does not affect  
23 adversely the orderly development of the City as embodied in the  
24 *Zoning Code*; will not affect adversely the health and safety of  
25 residents in the area; will not be detrimental to the natural  
26 environment or to the use or development of the adjacent properties  
27 in the general neighborhood; and the proposed PUD will accomplish the  
28 objectives and meet the standards of Section 656.340 (Planned Unit  
29 Development) of the *Zoning Code* of the City of Jacksonville; now,  
30 therefore

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

1           **Section 1.           Subject Property Location and Description.** The  
2 approximately 43.50± acres are located in Council District 7 at 0 Lem  
3 Turner Road, between Interstate-295 and Percy Road (R.E. Nos. 019521-  
4 0020) (portion) and 019472-0000), as more particularly described in  
5 **Exhibit 1**, dated June 13, 2022, and graphically depicted in **Exhibit**  
6 **2**, both of which are attached hereto and incorporated herein by this  
7 reference (the "Subject Property").

8           **Section 2.           Owner and Applicant Description.** The Subject  
9 Property is owned by Lem Turner Jacksonville, Ltd. and John C. Grant-  
10 Dooley, Jean Grant-Dooley and Robert L. Gittings. The applicant is  
11 Blair Knighting, 12740 Gran Bay Parkway West, Suite 2350,  
12 Jacksonville, Florida 32258; (904) 828-3917.

13           **Section 3.           Property Rezoned.** The Subject Property,  
14 pursuant to adopted companion Small-Scale Amendment L-5697-22C, is  
15 hereby rezoned and reclassified from Planned Unit Development (PUD)  
16 District (2006-493-E) and Industrial Business Park (IBP) District to  
17 Planned Unit Development (PUD). This new PUD district shall generally  
18 permit industrial uses, and is described, shown and subject to the  
19 following documents, attached hereto:

20 **Exhibit 1** - Legal Description dated June 13, 2022.

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

22 **Exhibit 3** - Written Description dated July 19, 2022.

23 **Exhibit 4** - Site Plan dated June 13, 2022.

24           **Section 4.           Contingency.** This rezoning shall not become  
25 effective until thirty-one (31) days after adoption of the companion  
26 Small-Scale Amendment unless challenged by the state land planning  
27 agency; and further provided that if the companion Small-Scale  
28 Amendment is challenged by the state land planning agency, this  
29 rezoning shall not become effective until the state land planning  
30 agency or the Administration Commission issues a final order  
31 determining the companion Small-Scale Amendment is in compliance with

1 Chapter 163, *Florida Statutes*.

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

14       **Section 6. Effective Date.** The enactment of this Ordinance  
15 shall be deemed to constitute a quasi-judicial action of the City  
16 Council and shall become effective upon signature by the Council  
17 President and the Council Secretary.

18  
19 Form Approved:

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21 \_\_\_\_\_ /s/ Mary E. Staffopoulos

22 Office of General Counsel

23 Legislation Prepared By: Connor Corrigan

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