

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-979**

5 AN ORDINANCE REZONING APPROXIMATELY 3.63± ACRES  
6 LOCATED IN COUNCIL DISTRICT 8 AT 12743 LEM TURNER  
7 ROAD, AT THE NORTHEASTERN CORNER OF THE  
8 INTERSECTION OF PERCY ROAD AND LEM TURNER ROAD  
9 (R.E. NO(S). 019494-0055), AS DESCRIBED HEREIN,  
10 OWNED BY 2005 LEM TURNER ASSOCIATES, LLC, FROM  
11 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (2004-  
12 14-E) TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT,  
13 AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE,  
14 TO PERMIT COMMERCIAL USES, AS DESCRIBED IN THE  
15 PERCY ROAD PUD; 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**, 2005 Lem Turner Associates, LLC, the owner of  
21 approximately 3.63± acres located in Council District 8 at 12743 Lem  
22 Turner Road, at the northeastern corner of the intersection of Percy  
23 Road and Lem Turner Road (R.E. No(s). 019494-0055), as more  
24 particularly described in **Exhibit 1**, dated October 1, 2024, and  
25 graphically depicted in **Exhibit 2**, both of which are attached hereto  
26 (the "Subject Property"), has applied for a rezoning and  
27 reclassification of the Subject Property from Planned Unit  
28 Development (PUD) District (2004-14-E) to Planned Unit Development  
29 (PUD) District, as described in Section 1 below; and

30 **WHEREAS**, the Planning Commission, acting as the local planning  
31 agency, has reviewed the application and made an advisory

1 recommendation to the Council; and

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

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

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

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

18 **Section 1. Property Rezoned.** The Subject Property is  
19 hereby rezoned and reclassified from Planned Unit Development (PUD)  
20 District (2005-120-E) to Planned Unit Development (PUD) District.  
21 This new PUD district shall generally permit commercial uses, and is  
22 described, shown and subject to the following documents, attached  
23 hereto:

24 **Exhibit 1** - Legal Description dated October 1, 2024.

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

26 **Exhibit 3** - Written Description dated November 7, 2024.

27 **Exhibit 4** - Site Plan dated September 27, 2024.

28 **Section 2. Owner and Description.** The Subject Property is  
29 owned by 2005 Lem Turner Associates, LLC, and is legally described  
30 in **Exhibit 1**, attached hereto. The applicant is Hayden Phillips,  
31 Esq., 1301 Riverplace Boulevard, Suite 1500, Jacksonville, Florida,

1 32207; (904) 346-5535.

2           **Section 3. Disclaimer.** The rezoning granted herein shall  
3 **not** be construed as an exemption from any other applicable local,  
4 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), owners(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 4. 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 Council Secretary.

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19 Form Approved:

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21           /s/ Dylan Reingold          

22 Office of General Counsel

23 Legislation Prepared By: Bruce Lewis

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