

1 Introduced by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2022-610-E**

5 AN ORDINANCE REZONING APPROXIMATELY 25.36±
6 ACRES, LOCATED IN COUNCIL DISTRICT 9 AT 1171
7 LANE AVENUE SOUTH AND 0 LENOX AVENUE, BETWEEN
8 LANE AVENUE SOUTH AND LENOX AVENUE (R.E. NOS.
9 007563-0000 AND 007563-0150), AS DESCRIBED
10 HEREIN, OWNED BY DEERFIELD INTERWEST HOLDINGS
11 LLC, DEERFIELD MBFT LLC, AND DEERFIELD JS LLC,
12 FROM RESIDENTIAL MEDIUM DENSITY-D (RMD-D)
13 DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
14 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
15 ZONING CODE, TO PERMIT MULTI-FAMILY RESIDENTIAL
16 USES, AS DESCRIBED IN THE LENOX MULTIFAMILY PUD;
17 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
18 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
19 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
20 EFFECTIVE DATE.
21

22 **WHEREAS**, Deerfield Interwest Holdings LLC, Deerfield MBFT LLC,
23 and Deerfield JS LLC, the owners of approximately 25.36± acres located
24 in Council District 9 at 1171 Lane Avenue South and 0 Lenox Avenue,
25 between Lane Avenue South and Lenox Avenue (R.E. Nos. 007563-0000 and
26 007563-0150), as more particularly described in **Exhibit 1**, dated June
27 1, 2022, and graphically depicted in **Exhibit 2**, both of which are
28 attached hereto (the "Subject Property"), have applied for a rezoning
29 and reclassification of that property from Residential Medium
30 Density-D (RMD-D) District to Planned Unit Development (PUD)
31 District, as described in Section 1 below; and

1 **WHEREAS**, the Planning Commission has considered the application
2 and has rendered an advisory opinion; and

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

5 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
6 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives
7 and policies of the *2030 Comprehensive Plan*; and (3) is not in
8 conflict with any portion of the City's land use regulations; 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 Residential Medium Density-D
20 (RMD-D) District to Planned Unit Development (PUD) District. This
21 new PUD district shall generally permit multi-family residential
22 uses, and is described, shown and subject to the following documents,
23 **attached hereto:**

24 **Exhibit 1** - Legal Description dated June 1, 2022.

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

26 **Exhibit 3** - Written Description dated May 10, 2022.

27 **Exhibit 4** - Site Plan dated April 25, 2022.

28 **Section 2. Owner and Description.** The Subject Property
29 is owned by Deerfield Interwest Holdings LLC, Deerfield MBFT LLC, and
30 Deerfield JS LLC, and is legally described in **Exhibit 1**, attached
31 hereto. The applicant is William Michaelis, Esq., 1301 Riverplace

1 Boulevard, Suite 1500, Jacksonville, Florida 32207; (904) 346-5914.

2 **Section 3. 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 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 the Council Secretary.

18
19 Form Approved:

20
21 _____ /s/ Mary E. Staffopoulos

22 Office of General Counsel

23 Legislation Prepared By: Kaysie Cox

24 GC-#1510756-v1-2022-610_(Z-4309).docx