

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

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;
18 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
19 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
20 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
21 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. Owner and Description.** The Subject Property
31 is owned by St. Johns Town Center, LLC, a Georgia Limited Liability

1 Company, and is legally described in **Exhibit 1, attached hereto**. The
2 applicant is Babette Ashley, Esq., 800 West Monroe Street,
3 Jacksonville, Florida 32202; (904) 366-1500.

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

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

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21 Form Approved:

22
23 /s/ Mary E. Staffopoulos

24 Office of General Counsel

25 Legislation Prepared By: Bruce Lewis

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