

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2019-497**

5 AN ORDINANCE REZONING APPROXIMATELY 3.34±
6 ACRES, LOCATED IN COUNCIL DISTRICT 8 AT 10836
7 LEM TURNER ROAD, BETWEEN LEONID ROAD AND DUNN
8 AVENUE (R.E. NO. 020354-0000), AS DESCRIBED
9 HEREIN, OWNED BY JACKSONVILLE SELF STORAGE
10 III, LLC, FROM COMMERCIAL COMMUNITY/GENERAL-1
11 (CCG-1) DISTRICT TO PLANNED UNIT DEVELOPMENT
12 (PUD) DISTRICT, AS DEFINED AND CLASSIFIED
13 UNDER THE ZONING CODE, TO PERMIT COMMERCIAL
14 AND STORAGE USES, AS DESCRIBED IN THE
15 JACKSONVILLE SELF STORAGE III, LLC PUD;
16 PROVIDING A DISCLAIMER THAT THE REZONING
17 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
18 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
19 PROVIDING AN EFFECTIVE DATE.
20

21 **WHEREAS**, Jacksonville Self Storage III, LLC, the owner of
22 approximately 3.34± acres, located in Council District 8 at 10836
23 Lem Turner Road, between Leonid Road and Dunn Avenue (R.E. No.
24 020354-0000), as more particularly described in **Exhibit 1**, dated
25 June 5, 2019, and graphically depicted in **Exhibit 2**, both of which
26 are **attached hereto** and incorporated herein by this reference
27 (Subject Property), has applied for a rezoning and reclassification
28 of that property from Commercial Community/General-1 (CCG-1)
29 District to Planned Unit Development (PUD) District, as described
30 in Section 1 below; and

31 **WHEREAS**, the Planning Commission has considered the

1 application and has rendered an advisory opinion; 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 *2030 Comprehensive Plan*; (2) furthers the
6 goals, objectives and policies of the *2030 Comprehensive Plan*; and
7 (3) is not in conflict with any portion of the City's land use
8 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 Commercial Community/General-1
20 (CCG-1) District to Planned Unit Development (PUD) District. This
21 new PUD district shall generally permit commercial and storage
22 uses, and is described, shown and subject to the following attached
23 documents:

24 **Exhibit 1** - Legal Description dated June 5, 2019.

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

26 **Exhibit 3** - Written Description dated June 2, 2019.

27 **Exhibit 4** - Site Plan dated June 5, 2019.

28 **Section 2. Owner and Description.** The Subject Property
29 is owned by Jacksonville Self Storage III, LLC, and is legally
30 described in **Exhibit 1, attached hereto**. The agent is Fred Atwill,
31 Jr., 9001 Forest Acres Lane, Jacksonville, Florida 32234; (904)

1 610-8975.

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

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

19
20 Form Approved:

21
22 /s/ Shannon K. Eller

23 Office of General Counsel

24 Legislation Prepared By: Arimus Wells

25 GC-#1291429-v1-Jax_Self_Storage_III_PUD_Z-2362