

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

5 AN ORDINANCE REZONING APPROXIMATELY 41.70±
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.
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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 41.70± 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 41.70± 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 **Revised Exhibit 1**, dated September 16, 2022, and graphically depicted
6 in **Revised Exhibit 2**, both of which are attached hereto and
7 incorporated herein by this 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 **Revised Exhibit 1** - Revised Legal Description dated September 16,
21 2022.

22 **Revised Exhibit 2** - Revised Map of Subject Property per P&DD.

23 **Revised Exhibit 3** - Revised Written Description dated September 19,
24 2022.

25 **Revised Exhibit 4** - Revised Site Plan dated September 7, 2022.

26 **Section 4. Contingency.** This rezoning shall not become
27 effective until thirty-one (31) days after adoption of the companion
28 Small-Scale Amendment unless challenged by the state land planning
29 agency; and further provided that if the companion Small-Scale
30 Amendment is challenged by the state land planning agency, this
31 rezoning shall not become effective until the state land planning

1 agency or the Administration Commission issues a final order
2 determining the companion Small-Scale Amendment is in compliance with
3 Chapter 163, *Florida Statutes*.

4 **Section 5. 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 6. 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: Connor Corrigan
26 GC-#1528281-v1-2022-536-E