

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-199**

5 AN ORDINANCE REZONING APPROXIMATELY 3.60± ACRES,
6 LOCATED IN COUNCIL DISTRICT 5 AT 0 SPRING GLEN
7 ROAD, BETWEEN WILMIN WAY AND KEYSTONE DRIVE
8 SOUTH (R.E. NO. 135080-0000), AS DESCRIBED
9 HEREIN, OWNED BY EKS HOLDINGS, LLC, FROM PLANNED
10 UNIT DEVELOPMENT (PUD) DISTRICT (2003-1184-E) TO
11 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
13 PERMIT OFFICE, VOCATIONAL TRAINING, AND LIGHT
14 MANUFACTURING USES, AS DESCRIBED IN THE SEGARS
15 TRAINING FACILITY PUD - 2022; PROVIDING A
16 DISCLAIMER THAT THE REZONING GRANTED HEREIN
17 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
18 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
19 DATE.
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21 **WHEREAS**, EKS Holdings, LLC, the owner of approximately 3.60±
22 acres, located in Council District 5 at 0 Spring Glen Road, between
23 Wilmin Way and Keystone Drive South (R.E. No. 135080-0000), as more
24 particularly described in **Exhibit 1**, dated January 8, 2022, 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 that property from Planned Unit Development (PUD)
28 District (2003-1184-E) to Planned Unit Development (PUD) District,
29 as described in Section 1 below; and

30 **WHEREAS**, the Planning Commission has considered the application
31 and has rendered an advisory opinion; and

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

3 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
4 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives
5 and policies of the *2030 Comprehensive Plan*; and (3) is not in
6 conflict with any portion of the City's land use regulations; and

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

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

16 **Section 1. Property Rezoned.** The Subject Property is
17 hereby rezoned and reclassified from Planned Unit Development (PUD)
18 District (2003-1184-E) to Planned Unit Development (PUD) District.
19 This new PUD district shall generally permit office, vocational
20 training, and light manufacturing uses, and is described, shown and
21 subject to the following documents, **attached hereto**:

22 **Exhibit 1** - Legal Description dated January 8, 2022.

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

24 **Exhibit 3** - Written Description dated February 25, 2022.

25 **Exhibit 4** - Site Plan dated February 22, 2022.

26 **Section 2. Owner and Description.** The Subject Property
27 is owned by EKS Holdings, LLC, and is legally described in **Exhibit**
28 **1, attached hereto**. The applicant is Wyman Duggan, Esq., 1301
29 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207; (904)
30 398-3911.

31 **Section 3. Disclaimer.** The rezoning granted herein

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

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

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17 Form Approved:

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19 /s/ Mary E. Staffopoulos

20 Office of General Counsel

21 Legislation Prepared By: Kaysie Cox

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