

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

4 **ORDINANCE 2022-199-E**

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; PUD SUBJECT TO
16 CONDITIONS; PROVIDING A DISCLAIMER THAT THE
17 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
18 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
19 PROVIDING AN EFFECTIVE DATE.
20

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

1 and has rendered an advisory opinion; and

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

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

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

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

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

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

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

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

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

27 **Section 2. Rezoning Approved Subject to Conditions.** This
28 rezoning is approved subject to the following conditions. Such
29 conditions control over the Written Description and the Site Plan and
30 may only be amended through a rezoning:

31 (1) One non-illuminated street frontage sign shall be permitted

1 not to exceed 24 square feet in area and six feet in height.

2 (2) Americans with Disabilities Act (ADA) compliant sidewalk
3 meeting clear zone requirements shall be installed on Spring Glen
4 Road or the developer can apply to pay into the Sidewalk Construction
5 Special Revenue Fund. If the Sidewalk Construction Special Revenue
6 Fund application is disapproved and the sidewalk will not fit into
7 the right-of-way, a sidewalk easement shall be granted to the City
8 so the public can use the sidewalk and it can be maintained.

9 **Section 3. Owner and Description.** The Subject Property
10 is owned by EKS Holdings, LLC, and is legally described in **Exhibit**
11 **1, attached hereto.** The applicant is Wyman Duggan, Esq., 1301
12 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207; (904)
13 398-3911.

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

26 **Section 5. Effective Date.** The enactment of this Ordinance
27 shall be deemed to constitute a quasi-judicial action of the City
28 Council and shall become effective upon signature by the Council
29 President and the Council Secretary.

1

2 Form Approved:

3

4 /s/ Mary E. Staffopoulos

5 Office of General Counsel

6 Legislation Prepared By: Kaysie Cox

7 GC-#1498215-v1-2022-199-E