

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2021-810**

5 AN ORDINANCE REZONING APPROXIMATELY 6.00± ACRES  
6 LOCATED IN COUNCIL DISTRICT 7 AT 3653 DUNN  
7 AVENUE, BETWEEN LEM TURNER ROAD AND INTERSTATE-  
8 295 (R.E. NO. 019981-0000), AS DESCRIBED  
9 HEREIN, OWNED BY INNOVATIVE HEALTH CARE  
10 PROPERTIES, II, LLC, FROM RESIDENTIAL MEDIUM  
11 DENSITY-A (RMD-A) DISTRICT TO RESIDENTIAL  
12 MEDIUM DENSITY-D (RMD-D) DISTRICT, AS DEFINED  
13 AND CLASSIFIED UNDER THE ZONING CODE; PROVIDING  
14 A DISCLAIMER THAT THE REZONING GRANTED HEREIN  
15 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
16 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
17 DATE.  
18

19 **WHEREAS**, Innovative Health Care Properties, II, LLC, the owner  
20 of approximately 6.00± acres located in Council District 7 at 3653  
21 Dunn Avenue, between Lem Turner Road and Interstate-295 (R.E. No.  
22 019981-0000), as more particularly described in **Exhibit 1**, dated July  
23 30, 2021, and graphically depicted in **Exhibit 2**, both of which are  
24 **attached hereto** (the "Subject Property"), has applied for a rezoning  
25 and reclassification of the Subject Property from Residential Medium  
26 Density-A (RMD-A) District to Residential Medium Density-D (RMD-D)  
27 District; and

28 **WHEREAS**, the Planning and Development Department has considered  
29 the application and has rendered an advisory recommendation; and

30 **WHEREAS**, the Planning Commission, acting as the local planning  
31 agency, has reviewed the application and made an advisory

1 recommendation to the Council; 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**, taking into consideration the above recommendations and  
5 all other evidence entered into the record and testimony taken at the  
6 public hearings, the Council finds that such rezoning: (1) is  
7 consistent with the *2030 Comprehensive Plan*; (2) furthers the goals,  
8 objectives and policies of the *2030 Comprehensive Plan*; and (3) is  
9 not in conflict with any portion of the City's land use regulations;  
10 now, therefore

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

12 **Section 1. Property Rezoned.** The Subject Property is  
13 hereby rezoned and reclassified from Residential Medium Density-A  
14 (RMD-A) District to Residential Medium Density-D (RMD-D) District,  
15 as defined and classified under the Zoning Code, City of Jacksonville,  
16 Florida.

17 **Section 2. Owner and Description.** The Subject Property is  
18 owned by Innovative Health Care Properties, II, LLC, and is described  
19 in **Exhibit 1, attached hereto**. The applicant is Paul M. Harden,  
20 Esq., 1431 Riverplace Boulevard, Suite 901, Jacksonville, Florida  
21 32207; (904) 396-5731.

22 **Section 3. Disclaimer.** The rezoning granted herein shall  
23 **not** be construed as an exemption from any other applicable local,  
24 state, or federal laws, regulations, requirements, permits or  
25 approvals. All other applicable local, state or federal permits or  
26 approvals shall be obtained before commencement of the development  
27 or use, and issuance of this rezoning is based upon acknowledgement,  
28 representation and confirmation made by the applicant(s), owners(s),  
29 developer(s) and/or any authorized agent(s) or designee(s) that the  
30 subject business, development and/or use will be operated in strict  
31 compliance with all laws. Issuance of this rezoning does **not** approve,

1 promote or condone any practice or act that is prohibited or  
2 restricted by any federal, state or local laws.

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

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8 Form Approved:

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10           /s/ Mary E. Staffopoulos          

11 Office of General Counsel

12 Legislation Prepared By: Arimus Wells

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