

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2026-14

AN ORDINANCE REZONING APPROXIMATELY 0.12± ACRE LOCATED IN COUNCIL DISTRICT 7 AT 2063 BLAIR STREET, BETWEEN BLAIR STREET AND WILLIAMS STREET (R.E. NO. 115421-0000), AS DESCRIBED HEREIN, OWNED BY JACKSONVILLE PORT AUTHORITY, FROM RESIDENTIAL MEDIUM DENSITY-A (RMD-A) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO PERMIT A SECURE PARKING FACILITY, AS DESCRIBED IN THE TMT EMPLOYEE PARKING PUD; PROVIDING A DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Jacksonville Port Authority, the owner of approximately 0.12± acre located in Council District 7 at 2063 Blair Street, between Blair Street and Williams Street (R.E. No(s). 115421-0000), as more particularly described in **Exhibit 1**, dated August 12, 2025, and graphically depicted in **Exhibit 2**, both of which are attached hereto (the "Subject Property"), has applied for a rezoning and reclassification of the Subject Property from Residential Medium Density-A (RMD-A) District to Planned Unit Development (PUD) District, as described in Section 1 below; and

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

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

1 recommendation to the Council; and

2 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due
3 notice, held a public hearing and made its recommendation to the
4 Council; and

5 **WHEREAS**, taking into consideration the above recommendations and
6 all other evidence entered into the record and testimony taken at the
7 public hearings, the Council finds that such rezoning: (1) is
8 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
9 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
10 not in conflict with any portion of the City's land use regulations;
11 and

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

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

21 **Section 1. Property Rezoned.** The Subject Property is
22 hereby rezoned and reclassified from Residential Medium Density-A
23 (RMD-A) District to Planned Unit Development (PUD) District. This new
24 PUD District shall generally permit a secure employee parking
25 facility, and is described, shown and subject to the following
26 documents, attached hereto:

27 **Exhibit 1** - Legal Description dated August 12, 2025.

28 **Exhibit 2** - Subject Property Map (prepared by P&DD).

29 **Exhibit 3** - Written Description dated August 12, 2025.

30 **Exhibit 4** - Site Plan dated August 26, 2025.

31 **Section 2. Owner and Description.** The Subject Property is

1 owned by Jacksonville Port Authority, and is legally described in
2 **Exhibit 1**, attached hereto. The applicant is Jacksonville Port
3 Authority, Attn: Robin Marshall, 2831 Talleyrand Avenue,
4 Jacksonville, Florida 32206; (904) 357-3020.

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

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

21
22
23 Form Approved:

24
25 /s/ Terrence Harvey

26 Office of General Counsel

27 Legislation Prepared By: Connor Corrigan

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