

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-298-E**

5 AN ORDINANCE REZONING APPROXIMATELY 79.23± ACRES
6 IN COUNCIL DISTRICT 2 AT 855 NORTH ST. JOHNS
7 BLUFF ROAD, BETWEEN NORTH ST. JOHNS BLUFF ROAD
8 AND ATLANTIC BOULEVARD (R.E. NO. 162105-0000
9 (PORTION)), OWNED BY THE JACKSONVILLE AVIATION
10 AUTHORITY, A BODY POLITIC AND CORPORATE
11 (FORMERLY KNOWN AS THE JACKSONVILLE AIRPORT
12 AUTHORITY), AS DESCRIBED HEREIN, FROM PUBLIC
13 BUILDINGS AND FACILITIES-3 (PBF-3) DISTRICT TO
14 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
15 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
16 PERMIT OFFICE, COMMERCIAL AND LIGHT INDUSTRIAL
17 USES, AS DESCRIBED IN THE CRAIG WAREHOUSE PUD,
18 PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS)
19 LARGE-SCALE AMENDMENT APPLICATION L-5622-21A;
20 PUD SUBJECT TO CONDITION; PROVIDING A DISCLAIMER
21 THAT THE REZONING GRANTED HEREIN SHALL NOT BE
22 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
23 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
24

25 **WHEREAS**, the City of Jacksonville adopted a Large-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-5622-21A; and

30 **WHEREAS**, in order to ensure consistency of zoning district with
31 the *2030 Comprehensive Plan* and the adopted companion Large-Scale

1 Amendment L-5622-21A, an application to rezone and reclassify from
2 Public Buildings and Facilities-3 (PBF-3) District to Planned Unit
3 Development (PUD) District was filed by Blair Knighting on behalf of
4 the Jacksonville Aviation Authority, a body politic and corporate
5 (formerly known as the Jacksonville Airport Authority), the owner of
6 approximately 79.23± acres of certain real property in Council
7 District 2, as more particularly described in Section 1; and

8 **WHEREAS**, the Planning and Development Department, in order to
9 ensure consistency of this zoning district with the *2030 Comprehensive*
10 *Plan*, has considered the rezoning and has rendered an advisory
11 opinion; and

12 **WHEREAS**, the Planning Commission has considered the application
13 and has rendered an advisory opinion; and

14 **WHEREAS**, the Land Use and Zoning (LUZ) Committee after due notice
15 held a public hearing and made its recommendation to the Council; 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 79.23± acres are in Council District 2 at 855 North St.
3 Johns Bluff Road, between North St. Johns Bluff Road and Atlantic
4 Boulevard (R.E. No. 162105-0000 (Portion)), as more particularly
5 described in **Exhibit 1**, dated March 31, 2022, and graphically depicted
6 in **Exhibit 2**, both of which are **attached hereto** and incorporated
7 herein by this reference (the "Subject Property").

8 **Section 2. Owner and Applicant Description.** The Subject
9 Property is owned by the Jacksonville Aviation Authority, a body
10 politic and corporate (formerly known as the Jacksonville Airport
11 Authority). The applicant is Blair Knighting, 12740 Gran Bay Parkway,
12 Suite 2350, Jacksonville, Florida 32258; (904) 828-3917.

13 **Section 3. Property Rezoned.** The Subject Property,
14 pursuant to adopted companion Large-Scale Amendment L-5622-21A, is
15 hereby rezoned and reclassified from Public Buildings and Facilities-
16 3 (PBF-3) District to Planned Unit Development (PUD) District. This
17 new PUD district shall generally permit office, commercial and light
18 industrial uses, and is described, shown and subject to the following
19 documents, **attached hereto**:

20 **Exhibit 1** - Legal Description dated March 31, 2022.

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

22 **Exhibit 3** - Written Description dated April 18, 2022.

23 **Exhibit 4** - Site Plan dated September 9, 2021.

24 **Section 4. Rezoning Approved Subject to Condition.** This
25 rezoning is approved subject to the following condition. Such
26 condition controls over the Written Description and the Site Plan and
27 may only be amended through a rezoning:

28 (1) A traffic study shall be provided at Civil Site Plan
29 Review. Prior to the commencement of the traffic study, the traffic
30 professional shall conduct a methodology meeting to determine the
31 limits of the study. The methodology meeting shall include the Chief

1 of the Traffic Engineering Division, the Chief of the Transportation
2 Division, and the traffic reviewer from Development Services.

3 **Section 5. Contingency.** This rezoning shall not become
4 effective until thirty-one (31) days after adoption of the companion
5 Large-Scale Amendment unless challenged by the state land planning
6 agency; and further provided that if the companion Large-Scale
7 Amendment is challenged by the state land planning agency, this
8 rezoning shall not become effective until the state land planning
9 agency or the Administration Commission issues a final order
10 determining the companion Large-Scale Amendment is in compliance with
11 Chapter 163, *Florida Statutes*.

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

24 **Section 7. Effective Date.** The enactment of this Ordinance
25 shall be deemed to constitute a quasi-judicial action of the City
26 Council and shall become effective upon signature by the Council
27 President and the Council Secretary.

1 Form Approved:

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3 /s/ Mary E. Staffopoulos

4 Office of General Counsel

5 Legislation Prepared By: Arimus Wells

6 GC-#1503814-v1-2022-298-E