

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2024-153**

5 AN ORDINANCE REZONING APPROXIMATELY 79.23± ACRES
6 IN COUNCIL DISTRICT 2 AT 10786 CRAIG BOULEVARD,
7 BETWEEN ST. JOHNS BLUFF ROAD AND ATLANTIC
8 BOULEVARD (R.E. NO. 162105-0000 (PORTION)),
9 OWNED BY THE JACKSONVILLE AVIATION AUTHORITY, A
10 BODY POLITIC AND CORPORATE (FORMERLY KNOWN AS
11 THE JACKSONVILLE AIRPORT AUTHORITY), AS
12 DESCRIBED HEREIN, FROM PLANNED UNIT DEVELOPMENT
13 (PUD) DISTRICT (2022-298-E) TO PLANNED UNIT
14 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
15 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
16 OFFICE, COMMERCIAL AND LIGHT INDUSTRIAL USES, AS
17 DESCRIBED IN THE CRAIG WAREHOUSE PUD; PROVIDING
18 A DISCLAIMER THAT THE REZONING GRANTED HEREIN
19 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
20 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
21 DATE.

22
23 **WHEREAS,** the Jacksonville Aviation Authority, a body politic
24 and corporate (formerly known as the Jacksonville Airport Authority),
25 the owner of approximately 79.23± acres located in Council District
26 2 at 10786 Craig Boulevard, between St. Johns Bluff Road and Atlantic
27 Boulevard (R.E. No. 162105-0000 (portion)), as more particularly
28 described in **Exhibit 1**, dated January 24, 2024, and graphically
29 depicted in **Exhibit 2**, both of which are attached hereto (the "Subject
30 Property"), has applied for a rezoning and reclassification of the
31 Subject Property from Planned Unit Development (PUD) District (2022-

1 298-E) to Planned Unit Development (PUD) District, as described in
2 Section 1 below; and

3 **WHEREAS,** the Planning Commission has considered the
4 application and has rendered an advisory opinion; and

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

7 **WHEREAS,** 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 hereby
22 rezoned and reclassified from Planned Unit Development (PUD) District
23 (2022-298-E) to Planned Unit Development (PUD) District. This new PUD
24 district shall generally permit office, commercial, and light
25 industrial uses, and is described, shown and subject to the following
26 documents, attached hereto:

27 **Exhibit 1** - Legal Description dated January 24, 2024.

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

29 **Exhibit 3** - Written Description dated January 22, 2024.

30 **Exhibit 4** - Site Plan dated September 16, 2022.

31 **Section 2. Owner and Applicant Description.** The Subject

1 Property is owned by the Jacksonville Aviation Authority, a body
2 politic and corporate (formerly known as the Jacksonville Airport
3 Authority), and is legally described in **Exhibit 1**, attached hereto.
4 The applicant is Mark Shelton, 12740 Gran Bay Parkway West, Suite
5 2350, Jacksonville, Florida 32258; (904) 741-2004.

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

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

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23 Form Approved:

24
25 /s/ Mary E. Staffopoulos

26 Office of General Counsel

27 Legislation Prepared By: Erin Abney

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