

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-121-E**

5 AN ORDINANCE REZONING APPROXIMATELY 2.67± ACRES,
6 LOCATED IN COUNCIL DISTRICT 7 AT 1771 AIRPORT
7 ROAD, BETWEEN INTERNATIONAL AIRPORT BOULEVARD
8 AND RANCH ROAD (R.E. NO. 019354-0085), AS
9 DESCRIBED HEREIN, OWNED BY JAX AIRPORT RE, LLC,
10 FROM COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1)
11 DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
13 ZONING CODE, TO PERMIT COMMERCIAL USES, AS
14 DESCRIBED IN THE FOX CAR RENTAL, JAX JIA PUD;
15 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
16 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
17 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
18 EFFECTIVE DATE.

19
20 **WHEREAS**, Jax Airport RE, LLC, the owner of approximately 2.67±
21 acres located in Council District 7 at 1771 Airport Road, between
22 International Airport Boulevard and Ranch Road (R.E. No. 019354-
23 0085), as more particularly described in **Exhibit 1**, dated November
24 8, 2022, and graphically depicted in **Exhibit 2**, both of which are
25 attached hereto (the "Subject Property"), has applied for a rezoning
26 and reclassification of the Subject Property from Commercial
27 Community/General-1 (CCG-1) District to Planned Unit Development
28 (PUD) District, as described in Section 1 below; and

29 **WHEREAS**, the Planning Commission has considered the application
30 and has rendered an advisory opinion; and

31 **WHEREAS**, the Land Use and Zoning Committee, after due notice and

1 public hearing, has made its recommendation to the Council; and

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

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

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

15 **Section 1. Property Rezoned.** The Subject Property is
16 hereby rezoned and reclassified from Commercial Community/General-1
17 (CCG-1) District to Planned Unit Development (PUD) District. This
18 new PUD district shall generally permit commercial uses, and is
19 described, shown and subject to the following documents, attached
20 hereto:

21 **Exhibit 1** - Legal Description dated November 8, 2022.

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

23 **Exhibit 3** - Written Description dated October 15, 2022.

24 **Exhibit 4** - Site Plan dated August 2, 2022.

25 **Section 2. Owner and Description.** The Subject Property
26 is owned by Jax Airport RE, LLC, and is legally described in **Exhibit**
27 **1**, attached hereto. The applicant is Peter King, 404 West 70th Street,
28 Jacksonville, Florida 32208; (904) 710-9375.

29 **Section 3. Disclaimer.** The rezoning granted herein
30 shall not be construed as an exemption from any other applicable
31 local, state, or federal laws, regulations, requirements, permits or

1 approvals. All other applicable local, state or federal permits or
2 approvals shall be obtained before commencement of the development
3 or use and issuance of this rezoning is based upon acknowledgement,
4 representation and confirmation made by the applicant(s), owner(s),
5 developer(s) and/or any authorized agent(s) or designee(s) that the
6 subject business, development and/or use will be operated in strict
7 compliance with all laws. Issuance of this rezoning does **not** approve,
8 promote or condone any practice or act that is prohibited or
9 restricted by any federal, state or local laws.

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

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15 Form Approved:

16
17 /s/ Mary E. Staffopoulos

18 Office of General Counsel

19 Legislation Prepared By: Connor Corrigan

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