

1 Introduced and amended by the Land Use and Zoning Committee:
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3

4 **ORDINANCE 2025-210-E**

5 AN ORDINANCE REZONING APPROXIMATELY 6.89± ACRES
6 LOCATED IN COUNCIL DISTRICT 4 AT 6600 CORPORATE
7 CENTER PARKWAY, BETWEEN INTERSTATE-95 AND
8 SALISBURY ROAD (R.E. NO(S). 152570-1200), AS
9 DESCRIBED HEREIN, OWNED BY JAX COSTA (FL), LLC,
10 FROM INDUSTRIAL BUSINESS PARK (IBP) DISTRICT TO
11 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
13 PERMIT SCHOOLS AND INDUSTRIAL BUSINESS PARK USES,
14 AS DESCRIBED IN THE PREMIER ACADEMY JACKSONVILLE
15 PUD; PUD SUBJECT TO CONDITION; PROVIDING A
16 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
17 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
18 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
19

20 **WHEREAS,** JAX COSTA (FL), LLC, the owner of approximately 6.89±
21 acres located in Council District 4 at 6600 Corporate Center Parkway,
22 between Interstate-95 and Salisbury Road (R.E. No(s). 152570-1200),
23 as more particularly described in **Exhibit 1**, dated February 11, 2025,
24 and graphically depicted in **Exhibit 2**, both of which are attached
25 hereto (the "Subject Property"), has applied for a rezoning and
26 reclassification of the Subject Property from Industrial Business
27 Park (IBP) District to Planned Unit Development (PUD) District, as
28 described in Section 1 below; and

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

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

3 **WHEREAS**, the Council finds that such rezoning is: (1)
4 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
5 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
6 not in conflict with any portion of the City's land use regulations;
7 and

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

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

17 **Section 1. Property Rezoned.** The Subject Property is
18 hereby rezoned and reclassified from Industrial Business Park (IBP)
19 District to Planned Unit Development (PUD) District. This new PUD
20 district shall generally permit schools and industrial business park
21 uses, and is described, shown and subject to the following documents,
22 attached hereto:

23 **Exhibit 1** - Legal Description dated February 11, 2025.

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

25 **Exhibit 3** - Written Description dated February 5, 2025.

26 **Exhibit 4** - Site Plan dated January 22, 2025.

27 **Section 2. Rezoning Approved Subject to Condition.** This
28 rezoning is approved subject to the following condition. Such
29 condition shall control over the Written Description and the Site
30 Plan and may only be amended through a rezoning:

31 (1) A traffic study shall be provided at Civil Site Plan Review.

1 The traffic study shall meet the requirements of the Land
2 Development Procedures Manual Section 1.1.11 (January 2024).

3 **Section 3. Owner and Description.** The Subject Property is
4 owned by JAX COSTA (FL), LLC, and is legally described in **Exhibit 1**,
5 attached hereto. The applicant is Folks Huxford, 10230 Manorville
6 Drive, Jacksonville, Florida 32221; (904) 707-2571.

7 **Section 4. Disclaimer.** The rezoning granted herein shall
8 **not** be construed as an exemption from any other applicable local,
9 state, or federal laws, regulations, requirements, permits or
10 approvals. All other applicable local, state or federal permits or
11 approvals shall be obtained before commencement of the development
12 or use and issuance of this rezoning is based upon acknowledgement,
13 representation and confirmation made by the applicant(s), owners(s),
14 developer(s) and/or any authorized agent(s) or designee(s) that the
15 subject business, development and/or use will be operated in strict
16 compliance with all laws. Issuance of this rezoning does **not** approve,
17 promote or condone any practice or act that is prohibited or
18 restricted by any federal, state or local laws.

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

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24 Form Approved:

25
26 /s/ Dylan Reingold

27 Office of General Counsel

28 Legislation Prepared By: Erin Abney

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