

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-14-E**

5 AN ORDINANCE REZONING APPROXIMATELY 0.12± ACRE
6 LOCATED IN COUNCIL DISTRICT 7 AT 2063 BLAIR
7 STREET, BETWEEN BLAIR STREET AND WILLIAMS STREET
8 (R.E. NO. 115421-0000), AS DESCRIBED HEREIN,
9 OWNED BY JACKSONVILLE PORT AUTHORITY, FROM
10 RESIDENTIAL MEDIUM DENSITY-A (RMD-A) DISTRICT TO
11 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
13 PERMIT A SECURE PARKING FACILITY, AS DESCRIBED
14 IN THE TMT EMPLOYEE PARKING PUD; PUD SUBJECT TO
15 CONDITION; PROVIDING A DISCLAIMER THAT THE
16 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
17 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
18 PROVIDING AN EFFECTIVE DATE.
19

20 **WHEREAS**, Jacksonville Port Authority, the owner of approximately
21 0.12± acre located in Council District 7 at 2063 Blair Street, between
22 Blair Street and Williams Street (R.E. No(s). 115421-0000), as more
23 particularly described in **Exhibit 1**, dated August 12, 2025, and
24 graphically depicted in **Exhibit 2**, both of which are attached hereto
25 (the "Subject Property"), has applied for a rezoning and
26 reclassification of the Subject Property from Residential Medium
27 Density-A (RMD-A) District to Planned Unit Development (PUD)
28 District, as described in Section 1 below; and

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

31 **WHEREAS**, the Planning Commission, acting as the local planning

1 agency, has reviewed the application and made an advisory
2 recommendation to the Council; and

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

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

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

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

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

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

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

30 **Revised Exhibit 3** - Revised Written Description dated January
31 23, 2026.

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

2 **Section 2. Rezoning Approved Subject to Condition.** This
3 rezoning is approved subject to the following condition. Such
4 condition controls over the Written Description and the Site Plan and
5 may only be amended through a rezoning:

6 (1) Parking dimensions and layout of the lot shall conform to
7 the City Standards in compliance with section 656.607 of the Ordinance
8 Code.

9 **Section 3. Owner and Description.** The Subject Property is
10 owned by Jacksonville Port Authority, and is legally described in
11 **Exhibit 1**, attached hereto. The applicant is Jacksonville Port
12 Authority, Attn: Robin Marshall, 2831 Talleyrand Avenue,
13 Jacksonville, Florida 32206; (904) 357-3020.

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

26 **Section 5. Effective Date.** The enactment of this Ordinance
27 shall be deemed to constitute a quasi-judicial action of the City
28 Council and shall become effective upon signature by the Council
29 President and Council Secretary.

1 Form Approved:

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3 /s/ Dylan Reingold

4 Office of General Counsel

5 Legislation Prepared By: Connor Corrigan

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