

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-658-E**

5 AN ORDINANCE REZONING APPROXIMATELY 2013.70±
6 ACRES, LOCATED IN COUNCIL DISTRICT 7 AT THE
7 JACKSONVILLE INTERNATIONAL AIRPORT, EAST AND
8 WEST OF INTERNATIONAL AIRPORT BOULEVARD AND WEST
9 OF PECAN PARK ROAD, AS DESCRIBED HEREIN, OWNED
10 BY THE JACKSONVILLE AIRPORT AUTHORITY (A/K/A THE
11 JACKSONVILLE AVIATION AUTHORITY), FROM
12 INDUSTRIAL LIGHT (IL) DISTRICT, PUBLIC BUILDINGS
13 AND FACILITIES-2 (PBF-2) DISTRICT, PUBLIC
14 BUILDINGS AND FACILITIES-3 (PBF-3) DISTRICT,
15 AGRICULTURE (AGR) DISTRICT AND PLANNED UNIT
16 DEVELOPMENT (PUD) DISTRICT (87-1009-572, 2002-
17 90-E AND 2004-1159-E) TO PLANNED UNIT
18 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
19 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
20 MIXED-USE DEVELOPMENT, AS DESCRIBED IN THE JAX
21 COMMERCE CENTER PUD; PUD SUBJECT TO CONDITION;
22 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
23 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
24 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
25 EFFECTIVE DATE.

26
27 **WHEREAS,** the Jacksonville Airport Authority (a/k/a the
28 Jacksonville Aviation Authority), the owner of approximately 2013.70±
29 acres, located in Council District 7 at the Jacksonville International
30 Airport, east and west of International Airport Boulevard and west
31 of Pecan Park Road, as more particularly described in **Exhibit 1,**

1 dated October 10, 2020, and graphically depicted in **Exhibit 2**, both
2 of which are **attached hereto** (Subject Property), has applied for a
3 rezoning and reclassification of that property from Industrial Light
4 (IL) District, Public Buildings and Facilities-2 (PBF-2) District,
5 Public Buildings and Facilities-3 (PBF-3) District, Agriculture (AGR)
6 District and Planned Unit Development (PUD) District (87-1009-572,
7 2002-90-E and 2004-1159-E) to Planned Unit Development (PUD)
8 District, as described in Section 1 below; and

9 **WHEREAS**, the Planning Commission has considered the application
10 and has rendered an advisory opinion; and

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

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

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

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

26 **Section 1. Property Rezoned.** The Subject Property is
27 hereby rezoned and reclassified from Industrial Light (IL) District,
28 Public Buildings and Facilities-2 (PBF-2) District, Public Buildings
29 and Facilities-3 (PBF-3) District, Agriculture (AGR) District and
30 Planned Unit Development (PUD) District (87-1009-572, 2002-90-E and
31 2004-1159-E) to Planned Unit Development (PUD) District. This new PUD

1 district shall generally permit mixed-use development, and is
2 described, shown and subject to the following documents, **attached**
3 **hereto:**

4 **Exhibit 1** - Legal Description dated October 10, 2020.

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

6 **Revised Exhibit 3** - Revised Written Description dated December 1,
7 2020.

8 **Exhibit 4** - Site Plan dated September 28, 2020.

9 **Section 2. Rezoning Approved Subject to Condition.** This
10 rezoning is approved subject to the following condition. Such
11 condition controls over the Written Description and the Site Plan and
12 may only be amended through a rezoning.

13 (1) A traffic impact study shall be required prior to, or at
14 the time of, Verification of Substantial Compliance of the PUD. All
15 traffic impact studies shall require a methodology meeting with the
16 Transportation Planning Division and the Traffic Engineering Division
17 prior to conducting the study.

18 **Section 3. Owner and Description.** The Subject Property
19 is owned by the Jacksonville Airport Authority (a/k/a the Jacksonville
20 Aviation Authority), and is legally described in **Exhibit 1, attached**
21 **hereto.** The applicant is Tony Robbins, 13901 Sutton Park Drive South,
22 Suite 200, Jacksonville, Florida 32224; (904) 739-3655.

23 **Section 4. Disclaimer.** The rezoning granted herein
24 shall **not** be construed as an exemption from any other applicable
25 local, state, or federal laws, regulations, requirements, permits or
26 approvals. All other applicable local, state or federal permits or
27 approvals shall be obtained before commencement of the development
28 or use and issuance of this rezoning is based upon acknowledgement,
29 representation and confirmation made by the applicant(s), owner(s),
30 developer(s) and/or any authorized agent(s) or designee(s) that the
31 subject business, development and/or use will be operated in strict

