

1 Introduced and substituted by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-607**

5 AN ORDINANCE REZONING APPROXIMATELY 2.30± ACRES
6 LOCATED IN COUNCIL DISTRICT 2 AT 0 ST. JOHNS
7 BLUFF ROAD NORTH, 404 ST. JOHNS BLUFF ROAD NORTH
8 AND 10657 AIRPORT TERRACE DRIVE, BETWEEN CRAIG
9 DRIVE AND AIRPORT TERRACE DRIVE (R.E. NOS.
10 163215-0000, 163411-0010 AND 163411-0020), OWNED
11 BY ST. JOHNS 404, LLC, AS DESCRIBED HEREIN, FROM
12 RESIDENTIAL LOW DENSITY-60 (RLD-60) AND
13 COMMERCIAL RESIDENTIAL OFFICE (CRO) DISTRICTS TO
14 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
15 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
16 PERMIT OFFICE AND COMMERCIAL USES, AS DESCRIBED
17 IN THE ST. JOHNS 404 PUD, PURSUANT TO FUTURE LAND
18 USE MAP SERIES (FLUMS) SMALL-SCALE AMENDMENT
19 APPLICATION NUMBER L-5460-20C; PROVIDING A
20 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
21 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
22 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
23

24 **WHEREAS,** the City of Jacksonville adopted a Small-Scale
25 Amendment to the *2030 Comprehensive Plan* for the purpose of revising
26 portions of the Future Land Use Map series (FLUMS) in order to ensure
27 the accuracy and internal consistency of the plan, pursuant to
28 application L-5460-20C and companion land use Ordinance 2020-606; and

29 **WHEREAS,** in order to ensure consistency of zoning district with
30 the *2030 Comprehensive Plan* and the adopted companion Small-Scale
31 Amendment L-5460-20C, an application to rezone and reclassify from

1 Residential Low Density-60 (RLD-60) and Commercial Residential Office
2 (CRO) Districts to Planned Unit Development (PUD) District was filed
3 by Patrick W. Krechowski, Esq., on behalf of the owner of
4 approximately 2.30± acres of certain real property in Council District
5 2, as more particularly described in Section 1; and

6 **WHEREAS**, the Planning and Development Department, in order to
7 ensure consistency of this zoning district with the *2030 Comprehensive*
8 *Plan*, has considered the rezoning and has rendered an advisory
9 opinion; and

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

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

15 **WHEREAS**, the City Council, after due notice, held a public
16 hearing, and taking into consideration the above recommendations as
17 well as all oral and written comments received during the public
18 hearings, the Council finds that such rezoning is consistent with the
19 *2030 Comprehensive Plan* adopted under the comprehensive planning
20 ordinance for future development of the City of Jacksonville; and

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

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

31 **Section 1. Subject Property Location and Description.** The

1 approximately 2.30± acres (R.E. Nos. 163215-0000, 163411-0010 and
2 163411-0020) are located in Council District 2, at 0 St. Johns Bluff
3 Road North, 404 St. Johns Bluff Road North and 10657 Airport Terrace
4 Drive, between Craig Drive and Airport Terrace Drive, as more
5 particularly described in **Exhibit 1**, dated January 15, 2021, and
6 graphically depicted in **Exhibit 2**, both of which are **attached hereto**
7 and incorporated herein by this reference (Subject Property).

8 **Section 2. Owner and Applicant Description.** The Subject
9 Property is owned by St. Johns 404, LLC. The applicant is Patrick
10 W. Krechowski, Esq., One Independent Drive, Suite 1800, Jacksonville,
11 Florida 32202; (904) 348-6877.

12 **Section 3. Property Rezoned.** The Subject Property,
13 pursuant to adopted companion Small-Scale Amendment L-5460-20C, is
14 hereby rezoned and reclassified from Residential Low Density-60 (RLD-
15 60) and Commercial Residential Office (CRO) Districts to Planned Unit
16 Development (PUD) District. This new PUD district shall generally
17 permit office and commercial uses, and is described, shown and subject
18 to the following documents, **attached hereto**:

19 **Exhibit 1** - Legal Description dated January 15, 2021.

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

21 **Exhibit 3** - Written Description dated December 23, 2020.

22 **Exhibit 4** - Site Plan dated December 23, 2020.

23 **Section 4. Contingency.** This rezoning shall not become
24 effective until 31 days after adoption of the companion Small-Scale
25 Amendment unless challenged by the state land planning agency; and
26 further provided that if the companion Small-Scale Amendment is
27 challenged by the state land planning agency, this rezoning shall not
28 become effective until the state land planning agency or the
29 Administration Commission issues a final order determining the
30 companion Small-Scale Amendment is in compliance with Chapter 163,
31 *Florida Statutes*.

