

1 Introduced by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2020-658**

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; PROVIDING A DISCLAIMER THAT
22 THE REZONING GRANTED HEREIN SHALL NOT BE
23 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
24 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

25
26 **WHEREAS,** the Jacksonville Airport Authority (a/k/a the
27 Jacksonville Aviation Authority), the owner of approximately 2013.70±
28 acres, located in Council District 7 at the Jacksonville International
29 Airport, east and west of International Airport Boulevard and west
30 of Pecan Park Road, as more particularly described in **Exhibit 1**,
31 dated October 10, 2020, and graphically depicted in **Exhibit 2**, both

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

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

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

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

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

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

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

1 described, shown and subject to the following documents, **attached**
2 **hereto:**

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

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

5 **Exhibit 3** - Written Description dated October 10, 2020.

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

7 **Section 2. Owner and Description.** The Subject Property
8 is owned by the Jacksonville Airport Authority (a/k/a the Jacksonville
9 Aviation Authority), and is legally described in **Exhibit 1, attached**
10 **hereto.** The applicant is Tony Robbins, 13901 Sutton Park Drive South,
11 Suite 200, Jacksonville, Florida 32224; (904) 739-3655.

12 **Section 3. Disclaimer.** The rezoning granted herein
13 shall **not** be construed as an exemption from any other applicable
14 local, state, or federal laws, regulations, requirements, permits or
15 approvals. All other applicable local, state or federal permits or
16 approvals shall be obtained before commencement of the development
17 or use and issuance of this rezoning is based upon acknowledgement,
18 representation and confirmation made by the applicant(s), owner(s),
19 developer(s) and/or any authorized agent(s) or designee(s) that the
20 subject business, development and/or use will be operated in strict
21 compliance with all laws. Issuance of this rezoning does **not** approve,
22 promote or condone any practice or act that is prohibited or
23 restricted by any federal, state or local laws.

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

1 Form Approved:

2

3 /s/ Shannon K. Eller

4 Office of General Counsel

5 Legislation Prepared By: Bruce Lewis

6 GC-#1396275-v1-z-2951_Jax_Commerce_PUD.docx