

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-971-E**

5 AN ORDINANCE REZONING APPROXIMATELY 1,003.91±  
6 ACRES LOCATED IN COUNCIL DISTRICT 8 AT 0 MAIN  
7 STREET NORTH AND 0 PECAN PARK ROAD, BETWEEN  
8 INTERSTATE 95 AND MAIN STREET AND NORTH OF PECAN  
9 PARK ROAD (R.E. NOS. 108113-0005, 108113-0300,  
10 108117-0005 AND 108125-0000), AS DESCRIBED  
11 HEREIN, OWNED BY RUM EAST, LLC, RUM EAST A, LLC,  
12 RUM EAST B, LLC, RUM EAST C, LLC, RUM EAST D,  
13 LLC, RUM EAST E, LLC, RUM EAST F, LLC, RUM EAST  
14 G, LLC, RUM EAST H, LLC, RUM EAST I, LLC, PECAN  
15 PARK RAIL, LLC, PECPAR, LLC, PECPAR-A, LLC,  
16 PECPAR-B, LLC, PECPAR-C, LLC, PECPAR-D, LLC AND  
17 PECPAR-E, LLC, FROM INDUSTRIAL LIGHT (IL)  
18 DISTRICT AND PLANNED UNIT DEVELOPMENT (PUD)  
19 DISTRICT (2008-247-E AND 2009-536-E) TO PLANNED  
20 UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
21 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
22 COMMERCIAL, INDUSTRIAL, RESIDENTIAL AND  
23 CONSERVATION USES, AS DESCRIBED IN THE BACARDI  
24 MIXED-USE PUD, PURSUANT TO FUTURE LAND USE MAP  
25 SERIES (FLUMS) LARGE-SCALE AMENDMENT APPLICATION  
26 L-5886-23C; PUD SUBJECT TO CONDITIONS; PROVIDING  
27 A DISCLAIMER THAT THE REZONING GRANTED HEREIN  
28 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
29 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
30 DATE.  
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1           **WHEREAS**, the City of Jacksonville adopted a Large-Scale  
2 Amendment to its *Comprehensive Plan* for the purpose of revising  
3 portions of the Future Land Use Map Series (FLUMs) in order to ensure  
4 the accuracy and internal consistency of the plan, pursuant to  
5 Ordinance 2024-970-E; and

6           **WHEREAS**, in order to ensure consistency of the zoning district  
7 with the *2045 Comprehensive Plan* and Large-Scale Amendment L-5886-  
8 23C adopted by Ordinance 2024-970-E, an application to rezone and  
9 reclassify the property has been filed by Blair Knighting on behalf  
10 of the owners; and

11           **WHEREAS**, Rum East, LLC, Rum East A, LLC, Rum East B, LLC, Rum  
12 East C, LLC, Rum East D, LLC, Rum East E, LLC, Rum East F, LLC, Rum  
13 East G, LLC, Rum East H, LLC, Rum East I, LLC, Pecan Park Rail, LLC,  
14 PecPar, LLC, PecPar-A, LLC, PecPar-B, LLC, PecPar-C, LLC, PecPar-D,  
15 LLC and PecPar-E, LLC, the owners of approximately 1,003.91± acres  
16 located in Council District 8 at 0 Main Street North and 0 Pecan Park  
17 Road, between Interstate 95 and Main Street and north of Pecan Park  
18 Road (R.E. Nos. 108113-0005, 108113-0300, 108117-0005 and 108125-  
19 0000), as more particularly described in **Exhibit 1**, dated October 16,  
20 2023, and graphically depicted in **Exhibit 2**, both of which are  
21 attached hereto (the "Subject Property"), have applied for a rezoning  
22 and reclassification of the Subject Property from Industrial Light  
23 (IL) District and Planned Unit Development (PUD) District (2008-247-  
24 E and 2009-536-E) to Planned Unit Development (PUD) District, as  
25 described in Section 1 below; and

26           **WHEREAS**, the Planning Commission, acting as the local planning  
27 agency, has reviewed the application and made an advisory  
28 recommendation to the Council; and

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

31           **WHEREAS**, the Council finds that such rezoning is: (1) consistent

1 with the *2045 Comprehensive Plan*; (2) furthers the goals, objectives  
2 and policies of the *2045 Comprehensive Plan*; and (3) is not in  
3 conflict with any portion of the City's land use regulations; and

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

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

13 **Section 1. Property Rezoned.** The Subject Property is  
14 hereby rezoned and reclassified from Industrial Light (IL) District  
15 and Planned Unit Development (PUD) District (2008-247-E and 2009-536-  
16 E) to Planned Unit Development (PUD) District. This new PUD district  
17 shall generally permit commercial, industrial, residential and  
18 conservation uses, and is described, shown and subject to the  
19 following documents, attached hereto:

20 **Exhibit 1** - Legal Description dated October 16, 2023.

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

22 **Exhibit 3** - Written Description dated March 20, 2024.

23 **Exhibit 4** - Site Plan dated March, 2024.

24 **Section 2. Rezoning Approved Subject to Conditions.** This  
25 rezoning is approved subject to the following conditions. Such  
26 conditions control over the Written Description and the Site Plan and  
27 may only be amended through a rezoning:

28 (1) A traffic study shall be provided at Civil Site Plan  
29 Review. The traffic study shall meet the requirements of the Land  
30 Development Procedures Manual Section 1.1.11 (January 2024).

31 (2) Individual developments inside of this PUD shall be

1 required to provide additional traffic studies as directed by The  
2 City of Jacksonville Traffic Engineering Division and the Planning  
3 and Development Department.

4           **Section 3.           Owner and Description.** The Subject Property is  
5 owned by Rum East, LLC, Rum East A, LLC, Rum East B, LLC, Rum East  
6 C, LLC, Rum East D, LLC, Rum East E, LLC, Rum East F, LLC, Rum East  
7 G, LLC, Rum East H, LLC, Rum East I, LLC, Pecan Park Rail, LLC,  
8 PecPar, LLC, PecPar-A, LLC, PecPar-B, LLC, PecPar-C, LLC, PecPar-D,  
9 LLC and PecPar-E, LLC. The applicant is Blair Knighting, 12740 Gran  
10 Bay Parkway West, Suite 2350, Jacksonville, Florida 32258; (904) 828-  
11 3917.

12           **Section 4.           Disclaimer.** The rezoning granted herein shall  
13 **not** be construed as an exemption from any other applicable local,  
14 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), owners(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 5.           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 Council Secretary.

1 Form Approved:

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3           /s/ Dylan Reingold          

4 Office of General Counsel

5 Legislation Prepared By: Kaysie Cox

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