

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2022-298**

5 AN ORDINANCE REZONING APPROXIMATELY 79.23± ACRES  
6 IN COUNCIL DISTRICT 2 AT 855 NORTH ST. JOHNS  
7 BLUFF ROAD, BETWEEN NORTH ST. JOHNS BLUFF ROAD  
8 AND ATLANTIC BOULEVARD (R.E. NO. 162105-0000  
9 (PORTION)), OWNED BY THE JACKSONVILLE AVIATION  
10 AUTHORITY, A BODY POLITIC AND CORPORATE  
11 (FORMERLY KNOWN AS THE JACKSONVILLE AIRPORT  
12 AUTHORITY), AS DESCRIBED HEREIN, FROM PUBLIC  
13 BUILDINGS AND FACILITIES-3 (PBF-3) DISTRICT TO  
14 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
15 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
16 PERMIT OFFICE, COMMERCIAL AND LIGHT INDUSTRIAL  
17 USES, AS DESCRIBED IN THE CRAIG WAREHOUSE PUD,  
18 PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS)  
19 LARGE-SCALE AMENDMENT APPLICATION L-5622-21A;  
20 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
21 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
22 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
23 EFFECTIVE DATE.  
24

25 **WHEREAS**, the City of Jacksonville adopted a Large-Scale  
26 Amendment to the *2030 Comprehensive Plan* for the purpose of revising  
27 portions of the Future Land Use Map series (FLUMs) in order to ensure  
28 the accuracy and internal consistency of the plan, pursuant to the  
29 companion land use ordinance for application L-5622-21A; and

30 **WHEREAS**, in order to ensure consistency of zoning district with  
31 the *2030 Comprehensive Plan* and the adopted companion Large-Scale

1 Amendment L-5622-21A, an application to rezone and reclassify from  
2 Public Buildings and Facilities-3 (PBF-3) District to Planned Unit  
3 Development (PUD) District was filed by Blair Knighting on behalf of  
4 the Jacksonville Aviation Authority, a body politic and corporate  
5 (formerly known as the Jacksonville Airport Authority), the owner of  
6 approximately 79.23± acres of certain real property in Council  
7 District 2, as more particularly described in Section 1; and

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

12 **WHEREAS**, the Planning Commission has considered the application  
13 and has rendered an advisory opinion; and

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

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

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

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

1           **Section 1.           Subject Property Location and Description.** The  
2 approximately 79.23± acres are in Council District 2 at 855 North St.  
3 Johns Bluff Road, between North St. Johns Bluff Road and Atlantic  
4 Boulevard (R.E. No. 162105-0000 (Portion)), as more particularly  
5 described in **Exhibit 1**, dated March 31, 2022, and graphically depicted  
6 in **Exhibit 2**, both of which are **attached hereto** and incorporated  
7 herein by this reference (the "Subject Property").

8           **Section 2.           Owner and Applicant Description.** The Subject  
9 Property is owned by the Jacksonville Aviation Authority, a body  
10 politic and corporate (formerly known as the Jacksonville Airport  
11 Authority). The applicant is Blair Knighting, 12740 Gran Bay Parkway,  
12 Suite 2350, Jacksonville, Florida 32258; (904) 828-3917.

13           **Section 3.           Property Rezoned.**           The Subject Property,  
14 pursuant to adopted companion Large-Scale Amendment L-5622-21A, is  
15 hereby rezoned and reclassified from Public Buildings and Facilities-  
16 3 (PBF-3) District to Planned Unit Development (PUD) District. This  
17 new PUD district shall generally permit office, commercial and light  
18 industrial uses, and is described, shown and subject to the following  
19 documents, **attached hereto**:

20 **Exhibit 1** - Legal Description dated March 31, 2022.

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

22 **Exhibit 3** - Written Description dated April 18, 2022.

23 **Exhibit 4** - Site Plan dated September 9, 2021.

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

1 Chapter 163, *Florida Statutes*.

2       **Section 5. Disclaimer.** The rezoning granted herein shall  
3 **not** be construed as an exemption from any other applicable local,  
4 state, or federal laws, regulations, requirements, permits or  
5 approvals. All other applicable local, state or federal permits or  
6 approvals shall be obtained before commencement of the development  
7 or use and issuance of this rezoning is based upon acknowledgement,  
8 representation and confirmation made by the applicant(s), owner(s),  
9 developer(s) and/or any authorized agent(s) or designee(s) that the  
10 subject business, development and/or use will be operated in strict  
11 compliance with all laws. Issuance of this rezoning does **not** approve,  
12 promote or condone any practice or act that is prohibited or  
13 restricted by any federal, state or local laws.

14       **Section 6. Effective Date.** The enactment of this Ordinance  
15 shall be deemed to constitute a quasi-judicial action of the City  
16 Council and shall become effective upon signature by the Council  
17 President and the Council Secretary.

18  
19 Form Approved:

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21 \_\_\_\_\_ /s/ Mary E. Staffopoulos

22 Office of General Counsel

23 Legislation Prepared By: Arimus Wells

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