

1 The Land Use and Zoning Committee offers the following substitute to
2 File No. 2020-607:

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4 Introduced by the Land Use and Zoning Committee:

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7 **ORDINANCE 2020-607**

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

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

1 **WHEREAS**, in order to ensure consistency of zoning district with
2 the *2030 Comprehensive Plan* and the adopted companion Small-Scale
3 Amendment L-5460-20C, an application to rezone and reclassify from
4 Residential Low Density-60 (RLD-60) and Commercial Residential Office
5 (CRO) Districts to Planned Unit Development (PUD) District was filed
6 by Patrick W. Krechowski, Esq., on behalf of the owner of
7 approximately 2.30± acres of certain real property in Council District
8 2, as more particularly described in Section 1; and

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

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

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

18 **WHEREAS**, the City Council, after due notice, held a public
19 hearing, and taking into consideration the above recommendations as
20 well as all oral and written comments received during the public
21 hearings, the Council finds that such rezoning is consistent with the
22 *2030 Comprehensive Plan* adopted under the comprehensive planning
23 ordinance for future development of the City of Jacksonville; and

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

1 therefore

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

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

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

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

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

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

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

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

26 **Section 4. Contingency.** This rezoning shall not become
27 effective until 31 days after adoption of the companion Small-Scale
28 Amendment unless challenged by the state land planning agency; and
29 further provided that if the companion Small-Scale Amendment is
30 challenged by the state land planning agency, this rezoning shall not
31 become effective until the state land planning agency or the

