

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-478**

5 AN ORDINANCE REZONING APPROXIMATELY 12.41±
6 ACRES, LOCATED IN COUNCIL DISTRICT 5 AT 7401 OLD
7 KINGS ROAD SOUTH, BETWEEN OLD KINGS ROAD SOUTH
8 AND POWERS AVENUE (R.E. NOS. 148000-0000), OWNED
9 BY DUVAL COUNTY SCHOOL BOARD, FROM PUBLIC
10 BUILDING AND FACILITIES-1 (PBF-1) DISTRICT TO
11 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
13 PERMIT MULTIFAMILY RESIDENTIAL DWELLINGS
14 INCLUDING TOWNHOMES AND COTTAGE HOMES, AS
15 DESCRIBED IN THE KINGS TRAIL PUD, PURSUANT TO
16 FUTURE LAND USE MAP SERIES (FLUMS) SMALL-SCALE
17 AMENDMENT APPLICATION NUMBER L-6123-26C;
18 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
19 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
20 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
21 EFFECTIVE DATE.
22

23 **WHEREAS**, the City of Jacksonville adopted a Small-Scale
24 Amendment to the *2045 Comprehensive Plan* for the purpose of revising
25 portions of the Future Land Use Map series (FLUMs) in order to ensure
26 the accuracy and internal consistency of the plan, pursuant to
27 companion application L-6123-26C; and

28 **WHEREAS**, in order to ensure consistency of zoning district
29 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale
30 Amendment L-6123-26C, an application to rezone and reclassify from
31 Public Building and Facilities-1 (PBF-1) District to Planned Unit

1 Development (PUD) District was filed by Paul Harden, Esq., on behalf
2 of the owners of approximately 12.41± acres of certain real property
3 in Council District 5, as more particularly described in Section 1;
4 and

5 **WHEREAS,** the Planning and Development Department, in order to
6 ensure consistency of this zoning district with the *2045 Comprehensive*
7 *Plan*, has considered the rezoning and has rendered an advisory
8 opinion; and

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

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

13 **WHEREAS,** the City Council, after due notice, held a public
14 hearing, and taking into consideration the above recommendations as
15 well as all oral and written comments received during the public
16 hearings, the Council finds that such rezoning is consistent with the
17 *2045 Comprehensive Plan* adopted under the comprehensive planning
18 ordinance for future development of the City of Jacksonville; and

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

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

29 **Section 1. Subject Property Location and Description.** The
30 approximately 12.41± acres are located in Council District 5 at 7401
31 Old Kings Road South, between Old Kings Road South and Powers Avenue

1 (R.E. No(s) 148000-0000), as more particularly described in **Exhibit**
2 **1**, dated April 29, 2026, and graphically depicted in **Exhibit 2**, both
3 of which are attached hereto and incorporated herein by this reference
4 (the "Subject Property").

5 **Section 2. Owner and Applicant Description.** The Subject
6 Property is owned by Duval County School Board. The applicant is Paul
7 Harden, Esq., 1431 Riverplace Boulevard, Suite 901, Jacksonville,
8 Florida 32207; (904) 396-5731; paul@hardenlawoffice.com.

9 **Section 3. Property Rezoned.** The Subject Property,
10 pursuant to adopted companion Small-Scale Amendment Application
11 L-6123-26C, is hereby rezoned and reclassified from Public Building
12 and Facilities-1 (PBF-1) District to Planned Unit Development (PUD)
13 District. This new PUD district shall generally permit multifamily
14 residential dwellings including townhomes and cottage homes, and is
15 described, shown and subject to the following documents, attached
16 hereto:

17 **Exhibit 1** - Legal Description dated April 29, 2026.

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

19 **Exhibit 3** - Written Description dated May 19, 2026.

20 **Exhibit 4** - Site Plan dated May 4, 2026.

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

29 **Section 5. Disclaimer.** The rezoning granted herein
30 shall not be construed as an exemption from any other applicable
31 local, state, or federal laws, regulations, requirements, permits or

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

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

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15 Form Approved:

16
17 /s/ Terrence Harvey

18 Office of General Counsel

19 Legislation Prepared By: Erin Abney

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