

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-895**

5 AN ORDINANCE REZONING APPROXIMATELY 3.51± ACRES,
6 LOCATED IN COUNCIL DISTRICT 8 AT 0 NEW KINGS
7 ROAD, BETWEEN PRUITT LANE AND PITTS ROAD (R.E.
8 NO. 003875-1000), AS DESCRIBED HEREIN, OWNED BY
9 J&J HOMES AND SERVICES, INC., FROM COMMERCIAL
10 COMMUNITY/GENERAL-2 (CCG-2) DISTRICT AND
11 RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT TO
12 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
14 PERMIT COMMERCIAL USES, AS DESCRIBED IN THE NEW
15 KINGS ROAD PUD; PURSUANT TO FUTURE LAND USE MAP
16 SERIES (FLUMS) SMALL-SCALE AMENDMENT
17 APPLICATION NUMBER L-5759-22C; PROVIDING A
18 DISCLAIMER THAT THE REZONING GRANTED HEREIN
19 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
20 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
21 DATE.
22

23 **WHEREAS,** the City of Jacksonville adopted a Small-Scale
24 Amendment to the *2030 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-5759-22C; and

28 **WHEREAS,** in order to ensure consistency of zoning district with
29 the *2030 Comprehensive Plan* and the adopted companion Small-Scale
30 Amendment L-5759-22C, an application to rezone and reclassify from
31 Commercial Community/General-2 (CCG-2) and Residential Rural-Acre

1 (RR-Acre) to Planned Unit Development (PUD) District was filed by
2 Lara Higgs on behalf of the owner of approximately 3.51± acres of
3 certain real property in Council District 8, as more particularly
4 described in Section 1; and

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

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

11 **WHEREAS**, the Land Use and Zoning Committee, after due notice and
12 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 *2030 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 affect
20 adversely the orderly development of the City as embodied in the
21 *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 3.51± acres are located in Council District 8 at 0 New
31 Kings Road, between Pruitt Lane and Pitts Road (R.E. No. 003875-

1 1000), as more particularly described in **Exhibit 1**, dated August 18,
2 2022, and graphically depicted in **Exhibit 2**, both of which are
3 attached hereto and incorporated herein by this reference (the
4 "Subject Property").

5 **Section 2. Owner and Applicant Description.** The Subject
6 Property is owned by J&J Homes and Services, Inc. The applicant is
7 Lara Hipps, 1650 Margaret Street, #323, Jacksonville, Florida 32204;
8 (904) 781-2654.

9 **Section 3. Property Rezoned.** The Subject Property,
10 pursuant to adopted companion Small-Scale Amendment Application L-
11 5759-22C, is hereby rezoned and reclassified from Commercial
12 Community/General-2 (CCG-2) District and Residential Rural-Acre (RR-
13 Acre) District to Planned Unit Development (PUD) District. This new
14 PUD district shall generally permit commercial uses and is described,
15 shown and subject to the following documents, attached hereto:

16 **Exhibit 1** - Legal Description dated August 18, 2022.

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

18 **Exhibit 3** - Written Description dated November 15, 2022.

19 **Exhibit 4** - Site Plan dated August 12, 2022.

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

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

