

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-123**

5 AN ORDINANCE REZONING APPROXIMATELY 5.7± ACRES
6 LOCATED IN COUNCIL DISTRICT 8 AT 0 OLD KINGS
7 ROAD, BETWEEN ACREE ROAD AND PLUMMER ROAD (R.E.
8 NO. 002547-0002), AS DESCRIBED HEREIN, OWNED BY
9 SANDCASTLE CAPITAL HOLDINGS, LLC, FROM
10 AGRICULTURE (AGR) DISTRICT TO PLANNED UNIT
11 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
12 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
13 SINGLE-FAMILY DWELLINGS, AS DESCRIBED IN THE OLD
14 KINGS ROAD MANUFACTURED HOME PUD, PURSUANT TO
15 FUTURE LAND USE MAP SERIES (FLUMS) SMALL-SCALE
16 AMENDMENT APPLICATION NUMBER L-6091-25C;
17 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
18 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
19 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
20 EFFECTIVE DATE.

21
22 **WHEREAS**, the City of Jacksonville adopted a Small-Scale
23 Amendment to the *2045 Comprehensive Plan* for the purpose of revising
24 portions of the Future Land Use Map series (FLUMs) in order to ensure
25 the accuracy and internal consistency of the plan, pursuant to the
26 companion land use application L-6091-25C; and

27 **WHEREAS**, in order to ensure consistency of zoning district
28 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale
29 Amendment L-6091-25C, an application to rezone and reclassify from
30 Agriculture (AGR) to Planned Unit Development (PUD) District was
31 filed by Hunter Faulkner, Esq., on behalf of Sandcastle Capital

1 Holdings, LLC, owner of approximately 5.7± acres of certain real
2 property in Council District 8, as more particularly described in
3 Section 1 below; and

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

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

10 **WHEREAS,** the Land Use and Zoning (LUZ) Committee, after due
11 notice, held a public hearing and made its recommendation to the
12 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,** based on the staff report of the Planning and
20 Development Department and other competent and substantial evidence
21 received at the public hearings, the Council finds that the proposed
22 PUD does not affect adversely the orderly development of the City as
23 embodied in the *Zoning Code*; will not affect adversely the health and
24 safety of residents in the area; will not be detrimental to the
25 natural environment or to the use or development of the adjacent
26 properties in the general neighborhood; and the proposed PUD will
27 accomplish the objectives and meet the standards of Section 656.340
28 (Planned Unit Development) of the *Zoning Code* of the City of
29 Jacksonville; now therefore

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

31 **Section 1. Subject Property Location and Description.** The

1 approximately 5.7± acres are located in Council District 8 at 0 Old
2 Kings Road, between Acree Road and Plummer Road (R.E. No. 002547-
3 0002), as more particularly described in **Exhibit 1**, dated December
4 9, 2025, and graphically depicted in **Exhibit 2**, both of which are
5 attached hereto and incorporated herein by this reference (the
6 "Subject Property").

7 **Section 2. Owner and Applicant Description.** The Subject
8 Property is owned by Sandcastle Capital Holdings, LLC. The applicant
9 is Hunter Faulkner, Esq., 10151 Deerwood Park Boulevard, Building
10 300, Suite 300, Jacksonville, Florida 32256; (904) 660-0020.

11 **Section 3. Property Rezoned.** The Subject Property,
12 pursuant to adopted companion Small-Scale Amendment L-6091-25C, is
13 hereby rezoned and reclassified from Agriculture (AGR) District to
14 Planned Unit Development (PUD) District. This new PUD district shall
15 generally permit single-family dwellings, and is described, shown and
16 subject to the following documents, attached hereto:

17 **Exhibit 1** - Legal Description dated December 9, 2025.

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

19 **Exhibit 3** - Written Description dated January 23, 2026.

20 **Exhibit 4** - Site Plan dated November 24, 2025.

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 shall
30 not be construed as an exemption from any other applicable local,
31 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/ Dylan Reingold

18 Office of General Counsel

19 Legislation Prepared By: Kaysie Cox

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