

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2020-472**

5 AN ORDINANCE REZONING APPROXIMATELY 280.55±  
6 ACRES IN COUNCIL DISTRICT 7, OFF OF BRADDOCK  
7 ROAD, EAST OF NEW KINGS ROAD, AND WEST OF LEM  
8 TURNER ROAD, OWNED BY THE W.R. BRADDOCK  
9 ESTATE, ET AL., AS DESCRIBED HEREIN, 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 RESIDENTIAL USES, AS DESCRIBED  
14 IN THE BRADDOCK ROAD PUD, PURSUANT TO FUTURE  
15 LAND USE MAP SERIES (FLUMS) LARGE-SCALE  
16 AMENDMENT APPLICATION L-5414-19A; PROVIDING A  
17 DISCLAIMER THAT THE REZONING GRANTED HEREIN  
18 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM  
19 ANY OTHER APPLICABLE LAWS; PROVIDING AN  
20 EFFECTIVE DATE.  
21

22 **WHEREAS**, the City of Jacksonville adopted a Large-Scale  
23 Amendment to the *2030 Comprehensive Plan* for the purpose of  
24 revising portions of the Future Land Use Map series (FLUMs) in  
25 order to ensure the accuracy and internal consistency of the plan,  
26 pursuant to application L-5414-19A and companion land use Ordinance  
27 2020-471; and

28 **WHEREAS**, in order to ensure consistency of zoning district  
29 with the *2030 Comprehensive Plan* and the adopted companion Large-  
30 Scale Amendment L-5414-19A, an application to rezone and reclassify  
31 from Agriculture (AGR) District to Planned Unit Development (PUD)

1 District was filed by Curtis L. Hart, on behalf of the W.R.  
2 Braddock Estate, et al., the owners of approximately 280.55± acres  
3 of certain real property in Council District 7, as more  
4 particularly 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  
7 *Comprehensive Plan*, has considered the rezoning and has rendered an  
8 advisory 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 (LUZ) Committee after due  
12 notice held a public hearing and made its recommendation to the  
13 Council; and

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

21 **WHEREAS**, the Council finds that the proposed PUD does not  
22 affect adversely the orderly development of the City as embodied in  
23 the *Zoning Code*; will not affect adversely the health and safety of  
24 residents in the area; will not be detrimental to the natural  
25 environment or to the use or development of the adjacent properties  
26 in the general neighborhood; and the proposed PUD will accomplish  
27 the objectives and meet the standards of Section 656.340 (Planned  
28 Unit Development) of the *Zoning Code* of the City of Jacksonville;  
29 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 280.55± acres are in Council District 7, off of  
2 Braddock Road, east of New Kings Road, and west of Lem Turner Road,  
3 as more particularly described in **Exhibit 1**, dated July 14, 2020,  
4 **attached hereto** and incorporated herein by this reference (Subject  
5 Property).

6 **Section 2. Owner and Applicant Description.** The subject  
7 property is owned by the W.R. Braddock Estate, et al. The  
8 applicant is Curtis L. Hart, 8051 Tara Lane, Jacksonville, Florida  
9 32216; (904) 993-5008.

10 **Section 3. Property Rezoned.** The Subject Property,  
11 pursuant to adopted companion Large-Scale Amendment L-5414-19A, is  
12 hereby rezoned and reclassified from Agriculture (AGR) District to  
13 Planned Unit Development (PUD) District. This new PUD district  
14 shall generally permit single family residential uses, and is  
15 described, shown and subject to the following documents, **attached**  
16 **hereto:**

17 **Exhibit 1** - Legal Description dated July 14, 2020.

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

19 **Exhibit 3** - Written Description dated July 24, 2020.

20 **Exhibit 4** - Site Plan dated May 19, 2020.

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

30 **Section 5. Disclaimer.** The rezoning granted herein  
31 shall not be construed as an exemption from any other applicable

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

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

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17 Form Approved:

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19                     /s/ Shannon K. Eller          

20 Office of General Counsel  
21 Legislation Prepared By: Erin Abney

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