

1 Introduced by the Land Use and Zoning Committee:

2  
3 **ORDINANCE 2022-140**

4 AN ORDINANCE REZONING APPROXIMATELY 104.24±  
5 ACRES LOCATED IN COUNCIL DISTRICT 7 AT 13961 NEW  
6 KINGS ROAD, BETWEEN OLD KINGS ROAD AND BRADDOCK  
7 ROAD (R.E. NO. 002472-0000), OWNED BY ALICE  
8 BLYLER (LIFE ESTATE) AND WAYNE BLYLER, AS  
9 DESCRIBED HEREIN, FROM AGRICULTURE (AGR)  
10 DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)  
11 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
12 ZONING CODE, TO PERMIT SINGLE FAMILY RESIDENTIAL  
13 USES, AS DESCRIBED IN BRADDOCK LAKES II PUD,  
14 PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS)  
15 LARGE-SCALE AMENDMENT APPLICATION NUMBER L-  
16 5577-21A; PROVIDING A DISCLAIMER THAT THE  
17 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
18 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
19 PROVIDING AN EFFECTIVE DATE.  
20

21 **WHEREAS,** the City of Jacksonville adopted a Large-Scale  
22 Amendment to the *2030 Comprehensive Plan* for the purpose of revising  
23 portions of the Future Land Use Map series (FLUMs) in order to ensure  
24 the accuracy and internal consistency of the plan, pursuant to the  
25 companion land use application L-5577-21A; and

26 **WHEREAS,** in order to ensure consistency of zoning district with  
27 the *2030 Comprehensive Plan* and the adopted companion Large-Scale  
28 Amendment L-5577-21A, an application to rezone and reclassify from  
29 Agriculture (AGR) District to Planned Unit Development (PUD) District  
30 was filed by Curtis Hart on behalf of Alice Blyler and Wayne Blyler,  
31 the owners of approximately 104.24± acres of certain real property

1 in Council District 7, as more particularly described in Section 1;  
2 and

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

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

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

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

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

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

28 **Section 1. Subject Property Location and Description.** The  
29 approximately 104.24± acres are located in Council District 7, at at  
30 13961 New Kings Road, between Old Kings Road and Braddock Road (R.E.  
31 No. 002472-0000), as more particularly described in **Exhibit 1**, dated

1 February 17, 2022, and graphically depicted in **Exhibit 2**, both of  
2 which are **attached hereto** and incorporated herein by this reference  
3 (the "Subject Property").

4 **Section 2. Owner and Applicant Description.** The Subject  
5 Property is owned by Alice Blyler (life estate) and Wayne Blyler.  
6 The applicant is Curtis Hart, 8051 Tara Lane, Jacksonville, Florida  
7 32216; (904) 993-5008.

8 **Section 3. Property Rezoned.** The Subject Property,  
9 pursuant to adopted companion Large-Scale Amendment L-5577-21A, is  
10 hereby rezoned and reclassified from Agriculture (AGR) District to  
11 Planned Unit Development (PUD) District. This new PUD district shall  
12 generally permit single family residential uses, and is described,  
13 shown and subject to the following documents, **attached hereto**:

14 **Exhibit 1** - Legal Description dated February 17, 2022.

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

16 **Exhibit 3** - Written Description dated February 17, 2022.

17 **Exhibit 4** - Site Plan dated February 17, 2022.

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

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

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

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

12  
13 Form Approved:

14  
15 \_\_\_\_\_  
          /s/ Mary E. Staffopoulos

16 Office of General Counsel

17 Legislation Prepared By: Arimus Wells

18 GC-#1484325-v2-2022-140\_(Z-3728).docx