

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-608**

5 AN ORDINANCE REZONING APPROXIMATELY 5.09± ACRES,
6 LOCATED IN COUNCIL DISTRICT 10 AT 0 NEW KINGS
7 ROAD AND 8483 NEW KINGS ROAD, BETWEEN NEW KINGS
8 ROAD AND GILCHRIST OAKS COURT (R.E. NOS. 040041-
9 0000 AND 040044-0000), AS DESCRIBED HEREIN,
10 OWNED BY ROBERT E. TAYLOR AND MARY E. TAYLOR,
11 FROM COMMERCIAL COMMUNITY/GENERAL-2 (CCG-2)
12 DISTRICT, COMMERCIAL OFFICE (CO) DISTRICT AND
13 RESIDENTIAL LOW DENSITY-60 (RLD-60) DISTRICT TO
14 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
15 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
16 PERMIT COMMERCIAL USES, AS DESCRIBED IN THE 8483
17 NEW KINGS PUD, PURSUANT TO FUTURE LAND USE MAP
18 SERIES (FLUMS) SMALL-SCALE AMENDMENT
19 APPLICATION NUMBER L-5733-22C; PROVIDING A
20 DISCLAIMER THAT THE REZONING GRANTED HEREIN
21 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
22 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
23 DATE.

24
25 **WHEREAS,** the City of Jacksonville adopted a Small-Scale
26 Amendment to the *2030 Comprehensive Plan* for the purpose of revising
27 portions of the Future Land Use Map series (FLUMs) in order to ensure
28 the accuracy and internal consistency of the plan, pursuant to the
29 companion land use ordinance for application L-5733-22C; and

30 **WHEREAS,** in order to ensure consistency of zoning district with
31 the *2030 Comprehensive Plan* and the adopted companion Small-Scale

1 Amendment L-5733-22C, an application to rezone and reclassify from
2 Commercial Community/General-2 (CCG-2) District, Commercial Office
3 (CO) District and Low Density Residential-60 (RLD-60) District to
4 Planned Unit Development (PUD) District was filed by Robert E. Taylor
5 and Mary E. Taylor, the owners of approximately 5.09± acres of certain
6 real property in Council District 10, as more particularly described
7 in Section 1; and

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

12 **WHEREAS**, the Planning Commission has considered the application
13 and has rendered an advisory opinion; and

14 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due
15 notice and public hearing, has made its recommendation to the Council;
16 and

17 **WHEREAS**, the City Council, after due notice, held a public
18 hearing, and taking into consideration the above recommendations as
19 well as all oral and written comments received during the public
20 hearings, the Council finds that such rezoning is consistent with the
21 *2030 Comprehensive Plan* adopted under the comprehensive planning
22 ordinance for future development of the City of Jacksonville; and

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

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

1 **Section 1. Subject Property Location and Description.** The
2 approximately 5.09± acres located in Council District 10 at 0 New
3 Kings Road and 8483 New Kings Road, between New Kings Road and
4 Gilchrist Oaks Court (R.E. Nos. 040041-0000 and 040044-0000), as more
5 particularly described in **Exhibit 1**, dated June 20, 2022, and
6 graphically depicted in **Exhibit 2**, both of which are attached hereto
7 and incorporated herein by this reference (the "Subject Property").

8 **Section 2. Owner and Applicant Description.** The Subject
9 Property is owned by Robert E. Taylor and Mary E. Taylor. The
10 applicant is Cyndy Trimmer, Esq., 1 Independent Drive, Suite 1200,
11 Jacksonville, Florida 32202; (904) 807-0185.

12 **Section 3. Property Rezoned.** The Subject Property,
13 pursuant to adopted companion Small-Scale Amendment L-5733-22C, is
14 hereby rezoned and reclassified from Commercial Community/General-2
15 (CCG-2) District, Commercial Office (CO) District and Low Density
16 Residential-60 (RLD-60) District to Planned Unit Development (PUD)
17 District. This new PUD district shall generally permit commercial
18 uses, and is described, shown and subject to the following documents,
19 attached hereto:

20 **Exhibit 1** - Legal Description dated June 20, 2022.

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

22 **Exhibit 3** - Written Description dated June 20, 2022.

23 **Exhibit 4** - Site Plan dated June 20, 2022.

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

1 Chapter 163, *Florida Statutes*.

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

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

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19 Form Approved:

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21 _____
 /s/ Paige Johnston

22 Office of General Counsel

23 Legislation Prepared By: Bruce Lewis

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