

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

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

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

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

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

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

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

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

23 **Revised Exhibit 3** - Revised Written Description dated September 19,  
24 2022.

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

26           **Section 4.           Contingency.** This rezoning shall not become  
27 effective until thirty-one (31) days after adoption of the companion  
28 Small-Scale Amendment unless challenged by the state land planning  
29 agency; and further provided that if the companion Small-Scale  
30 Amendment is challenged by the state land planning agency, this

1 rezoning shall not become effective until the state land planning  
2 agency or the Administration Commission issues a final order  
3 determining the companion Small-Scale Amendment is in compliance with  
4 Chapter 163, *Florida Statutes*.

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

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

21  
22 Form Approved:

23  
24           /s/ Mary E. Staffopoulos          

25 Office of General Counsel

26 Legislation Prepared By: Bruce Lewis

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