

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-535**

5 AN ORDINANCE REZONING APPROXIMATELY 2.6± ACRES  
6 LOCATED IN COUNCIL DISTRICT 10 AT 8374 NEW KINGS  
7 ROAD, BETWEEN GILCHRIST ROAD AND FINCH AVENUE  
8 (R.E. NO(S). 039967-0000), AS DESCRIBED HEREIN,  
9 OWNED BY AND PROPERTY, LLC, FROM COMMERCIAL  
10 COMMUNITY/GENERAL-2 (CCG-2) DISTRICT TO PLANNED  
11 UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
12 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
13 COMMERCIAL USES; AS DESCRIBED IN THE NEW KINGS  
14 ROAD PUD; PROVIDING A DISCLAIMER THAT THE  
15 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
16 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
17 PROVIDING AN EFFECTIVE DATE.  
18

19 **WHEREAS**, And Property, LLC, the owner of approximately 2.6±  
20 acres located in Council District 10 at 8374 New Kings Road, between  
21 Gilchrist Road and Finch Avenue (R.E. No(s). 039967-0000), as more  
22 particularly described in **Exhibit 1**, dated April 2, 2024, and  
23 graphically depicted in **Exhibit 2**, both of which are attached hereto  
24 (the "Subject Property"), has applied for a rezoning and  
25 reclassification of the Subject Property from Commercial  
26 Community/General-2 (CCG-2) District to Planned Unit Development  
27 (PUD) District, as described in Section 1 below; and

28 **WHEREAS**, the Planning Commission, acting as the local planning  
29 agency, has reviewed the application and made an advisory  
30 recommendation to the Council; and

31 **WHEREAS**, the Land Use and Zoning Committee, after due notice

1 and public hearing, has made its recommendation to the Council; and

2 **WHEREAS**, the Council finds that such rezoning is: (1)  
3 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,  
4 objectives and policies of the *2045 Comprehensive Plan*; and (3) is  
5 not in conflict with any portion of the City's land use regulations;  
6 and

7 **WHEREAS**, the Council finds the proposed rezoning does not  
8 adversely affect the orderly development of the City as embodied in  
9 the Zoning Code; will not adversely affect the health and safety of  
10 residents in the area; will not be detrimental to the natural  
11 environment or to the use or development of the adjacent properties  
12 in the general neighborhood; and will accomplish the objectives and  
13 meet the standards of Section 656.340 (Planned Unit Development) of  
14 the Zoning Code; now therefore

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

16 **Section 1. Property Rezoned.** The Subject Property is  
17 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)  
18 District to Planned Unit Development (PUD) District. This new PUD  
19 district shall generally permit commercial uses, and is described,  
20 shown and subject to the following documents, attached hereto:

21 **Exhibit 1** - Legal Description dated April 2, 2024.

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

23 **Exhibit 3** - Written Description dated April 18, 2024.

24 **Exhibit 4** - Site Plan dated March 26, 2024.

25 **Section 2. Owner and Description.** The Subject Property is  
26 owned by And Property, LLC, and is legally described in **Exhibit 1**,  
27 attached hereto. The applicant is Paul M. Harden, Esq., 1431  
28 Riverplace Boulevard, Suite 901, Jacksonville, Florida, 32207; (904)  
29 396-5731.

30 **Section 3. Disclaimer.** The rezoning granted herein shall  
31 **not** be construed as an exemption from any other applicable local,

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

11 **Section 4. Effective Date.** The enactment of this Ordinance  
12 shall be deemed to constitute a quasi-judicial action of the City  
13 Council and shall become effective upon signature by the Council  
14 President and Council Secretary.

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17 Form Approved:

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19           /s/ Dylan Reingold          

20 Office of General Counsel

21 Legislation Prepared By: Kaysie Cox

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