

1 Introduced by the Land Use and Zoning Committee:
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3

4 **ORDINANCE 2024-17**

5 AN ORDINANCE REZONING APPROXIMATELY 5.60± ACRES
6 LOCATED IN COUNCIL DISTRICT 10 AT 0 WEST MONCRIEF
7 ROAD, BETWEEN MONCRIEF ROAD AND OLD KINGS ROAD
8 (R.E. NOS. 003284-0000 AND 003285-0000), AS
9 DESCRIBED HEREIN, OWNED BY WOB PARK, LLC, FROM
10 RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT TO
11 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
13 PERMIT SINGLE-FAMILY RESIDENTIAL USES, AS
14 DESCRIBED IN THE WOB II PUD; PROVIDING A
15 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
16 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
17 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
18

19 **WHEREAS,** WOB Park, LLC, the owner of approximately 5.60± acres
20 located in Council District 10 at 0 West Moncrief Road, between
21 Moncrief Road and Old Kings Road (R.E. Nos. 003284-0000 and
22 003285-0000), as more particularly described in **Exhibit 1**, dated
23 November 5, 2023, and graphically depicted in **Exhibit 2**, both of
24 which are attached hereto (the "Subject Property"), has applied for
25 a rezoning and reclassification of the Subject Property from
26 Residential Rural-Acre (RR-Acre) 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 single-family residential uses, and
20 is described, shown and subject to the following documents, attached
21 hereto:

22 **Exhibit 1** - Legal Description dated November 5, 2023.

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

24 **Exhibit 3** - Written Description dated November 5, 2023.

25 **Exhibit 4** - Site Plan dated November 7, 2023.

26 **Section 2. Owner and Description.** The Subject Property is
27 owned by WOB Park, LLC and is legally described in **Exhibit 1**, attached
28 hereto. The applicant is Alex Moye, 178 Bermuda Court, Ponte Vedra
29 Beach, Florida 32082; (904) 662-5938.

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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16 Form Approved:

17
18 /s/ Jason Teal

19 Office of General Counsel

20 Legislation Prepared By: Bruce Lewis

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