

1 Introduced and substituted by the Land Use and Zoning Committee:
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3

4 **ORDINANCE 2022-154-E**

5 AN ORDINANCE REZONING APPROXIMATELY 23.46± ACRES
6 LOCATED IN COUNCIL DISTRICT 10 AT 0 WEST MONCRIEF
7 ROAD AND 7775 OLD KINGS ROAD, BETWEEN WEST
8 MONCRIEF ROAD AND OLD KINGS ROAD (R.E. NOS.
9 003279-0000, 003281-0000, 003286-0000 AND
10 022233-0000), AS DESCRIBED HEREIN, OWNED BY WOB
11 PARK, LLC, FROM RESIDENTIAL LOW DENSITY-60 (RLD-
12 60) DISTRICT, RESIDENTIAL LOW DENSITY-100A (RLD-
13 100A) DISTRICT AND RESIDENTIAL RURAL-ACRE (RR-
14 ACRE) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
15 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
16 ZONING CODE, TO PERMIT SINGLE-FAMILY RESIDENTIAL
17 USES, AS DESCRIBED IN THE 7775 OLD KINGS ROAD
18 PUD; PROVIDING A DISCLAIMER THAT THE REZONING
19 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
20 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
21 PROVIDING AN EFFECTIVE DATE.
22

23 **WHEREAS**, WOB Park, LLC, the owner of approximately 23.46± acres
24 located in Council District 10 at 0 West Moncrief Road and 7775 Old
25 Kings Road, between West Moncrief Road and Old Kings Road (R.E. Nos.
26 003279-0000, 003281-0000, 003286-0000 and 022233-0000), as more
27 particularly described in **Exhibit 1**, dated February 14, 2022, and
28 graphically depicted in **Exhibit 2**, both of which are **attached hereto**
29 (the "Subject Property"), has applied for a rezoning and
30 reclassification of the Subject Property from Residential Low
31 Density-60 (RLD-60) District, Residential Low Density-100A (RLD-100A)

1 District and Residential Rural-Acre (RR-Acre) District to Planned
2 Unit Development (PUD) District, as described in Section 1 below; and

3 **WHEREAS**, the Planning Commission has considered the application
4 and has rendered an advisory opinion; and

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

8 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
9 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives
10 and policies of the *2030 Comprehensive Plan*; and (3) is not in
11 conflict with any portion of the City's land use regulations; and

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

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

21 **Section 1. Property Rezoned.** The Subject Property is
22 hereby rezoned and reclassified from Residential Low Density-60 (RLD-
23 60) District, Residential Low Density-100A (RLD-100A) District and
24 Residential Rural-Acre (RR-Acre) District to Planned Unit Development
25 (PUD) District. This new PUD district shall generally permit single-
26 family residential uses, and is described, shown and subject to the
27 following documents, **attached hereto**:

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

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

30 **Exhibit 3** - Written Description dated April 7, 2022.

31 **Exhibit 4** - Site Plan dated March 29, 2022.

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

5 **Section 3. Disclaimer.** The rezoning granted herein shall
6 **not** be construed as an exemption from any other applicable local,
7 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), owners(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 4. 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 Council Secretary.

21
22 Form Approved:

23
24 /s/ Mary E. Staffopoulos

25 Office of General Counsel

26 Legislation Prepared By: Andrew Hetzel

27 GC-#1495910-v1-2022-154_LUZ_Sub_&_Rerefer_(Enrolled)